
Central Waterfront
Partnerships
Committee
Subcommittee on
Design Process
March 11, 2010

Today's Agenda

3:30 **Context and Group's Charge**

3:40 **Background on Today's Topics**
- Schedule
- Project Scope
- Contracting Options
- Approaches to Consultant Selection (RFP, RFQ, etc)

4:00 **Discussion**

4:45 **Summary and Next Steps**

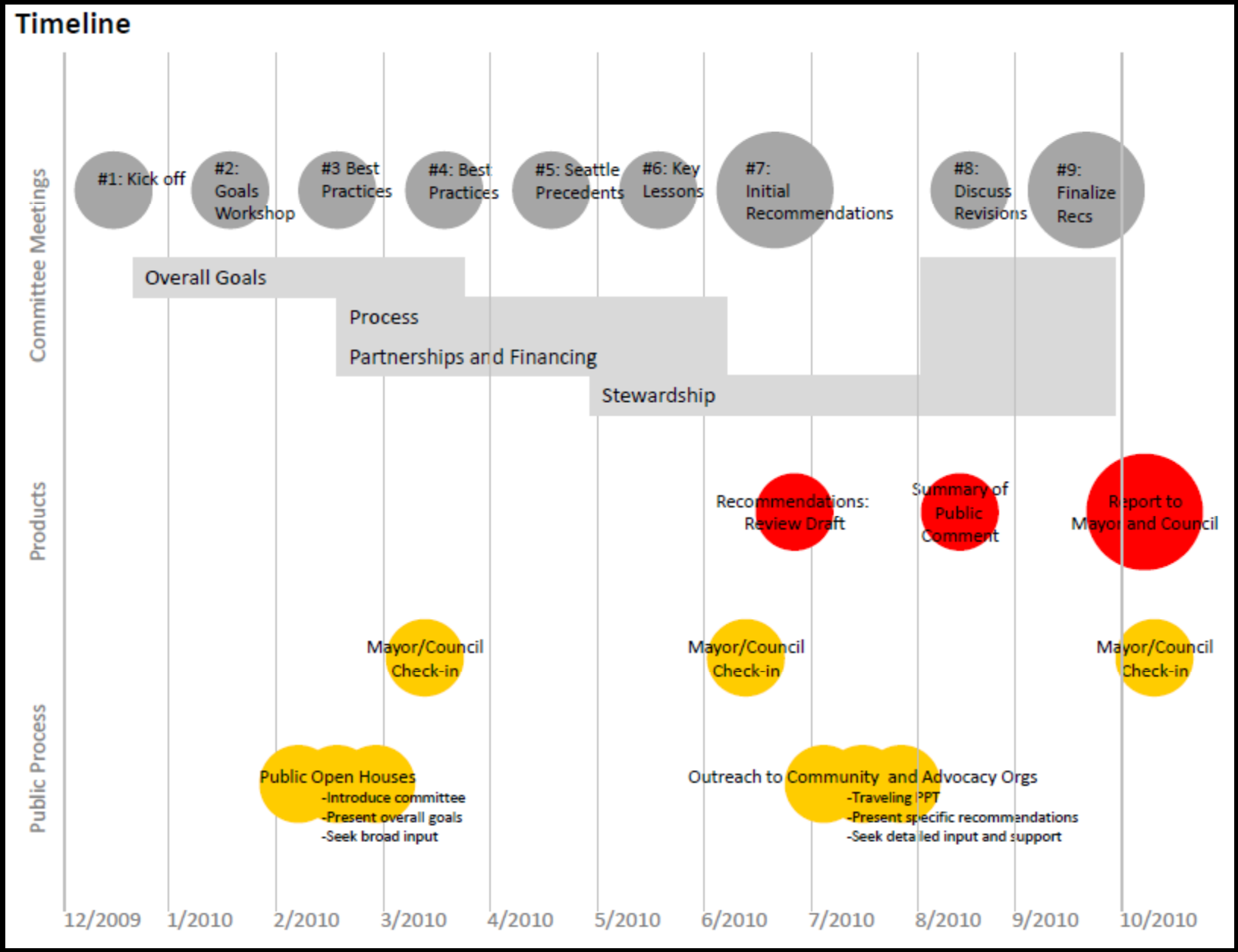
5:00 **Adjourn**

Charge

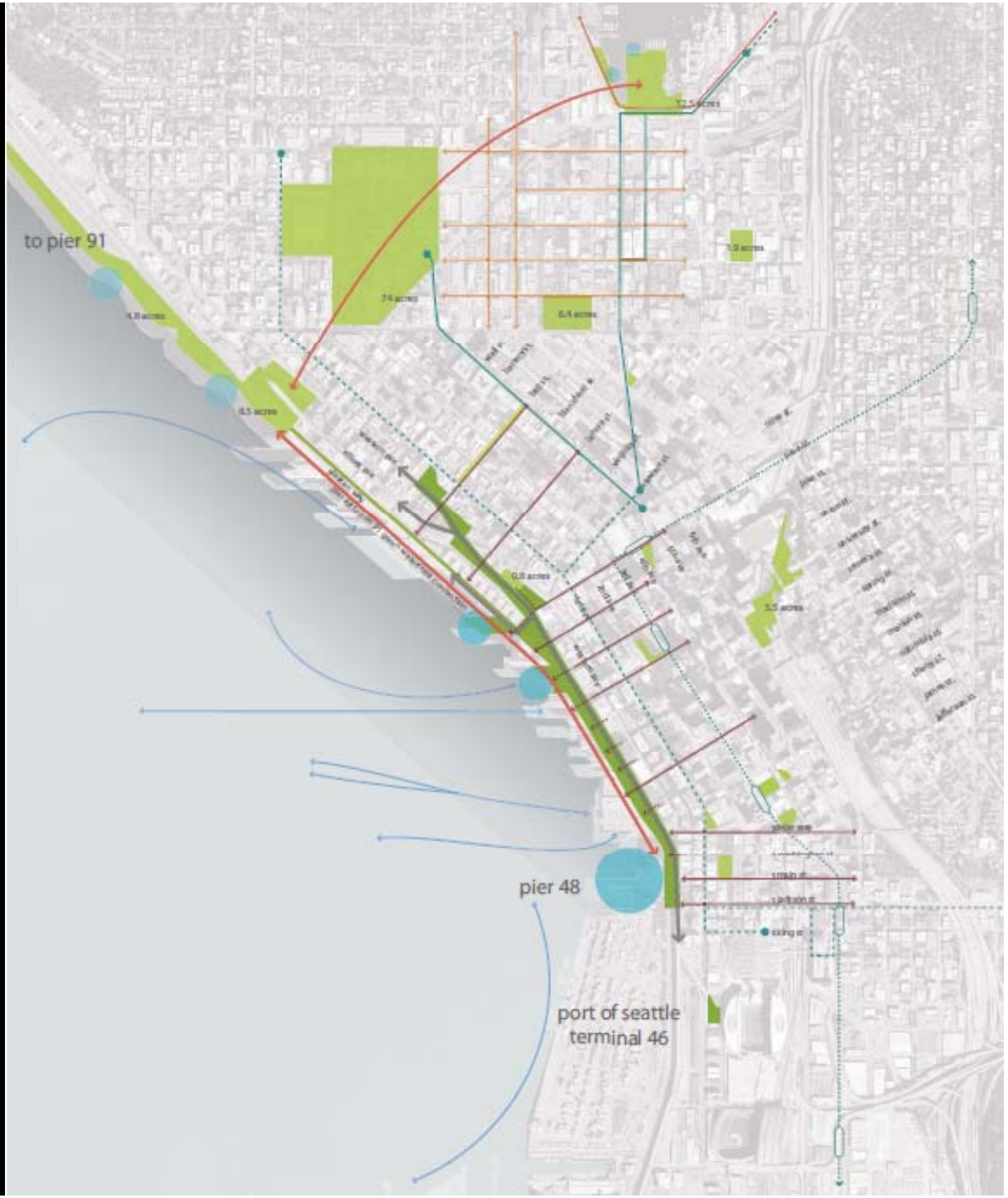
"Advise the City on its approach to soliciting consultants to develop a waterfront design, including consultant selection, robust public outreach, and ongoing advisory roles."

- How do we select the consultant?
  - What is the team comprised of?
  - What is the consultant's scope and reach?
- How will we capture the public's imagination and bring them to the table?
- How will we define the "client" to ensure strong and consistent leadership?

Schedule


Timeline
Committee Meetings
Products
Public Process
#1: Kick off
#2: Goals Workshop
#3 Best Practices
#4: Best Practices
#5: Seattle Precedents
#6: Key Lessons
#7: Initial Recommendations
#8: Discuss Revisions
#9: Finalize Recs
Overall Goals
Process
Partnerships and Financing
Stewardship
Recommendations: Review Draft
Summary of Public Comment
Report to Mayor and Council
Mayor/Council Check-in
Mayor/Council Check-in
Mayor/Council Check-in
Public Open Houses
-Introduce committee
-Present overall goals
-Seek broad input
Outreach to Community and Advocacy Orgs
-Traveling PPT
-Present specific recommendations
-Seek detailed input and support
12/2009
1/2010
2/2010
3/2010
4/2010
5/2010
6/2010
7/2010
8/2010
9/2010
10/2010

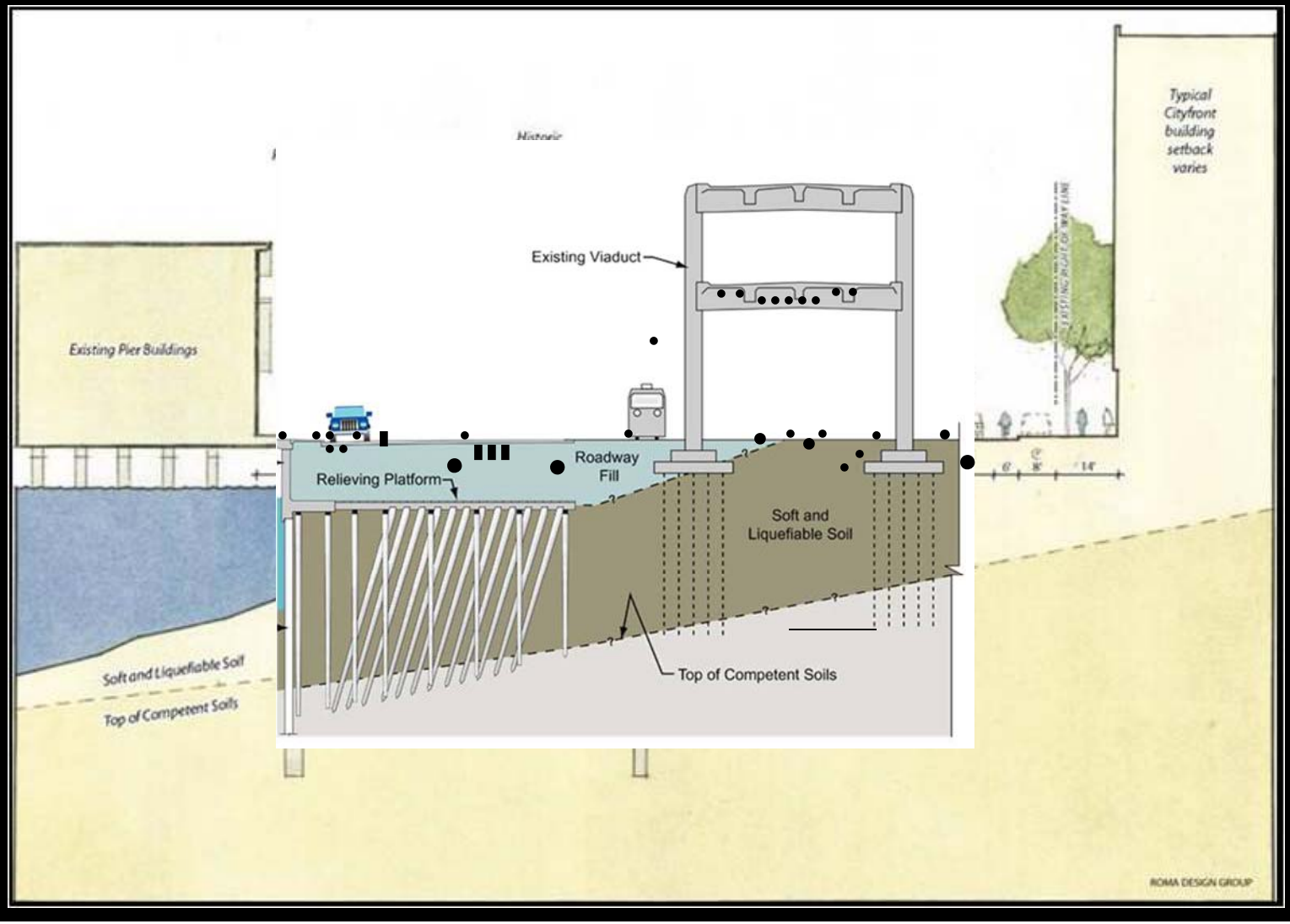
Waterfront Opportunities



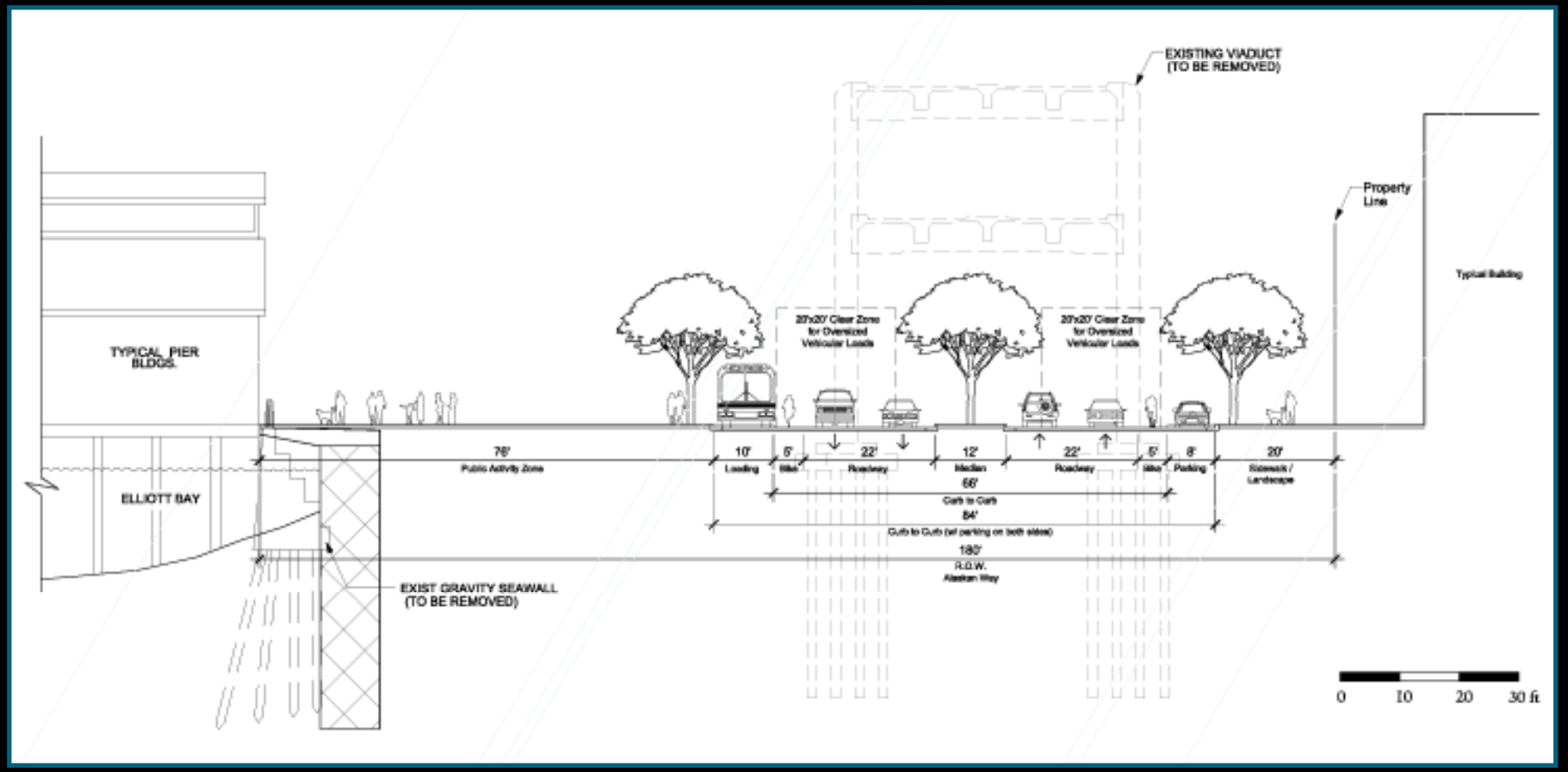
Budgeted Projects as of 2009

Existing Utility Locations

For Visual Reference Only

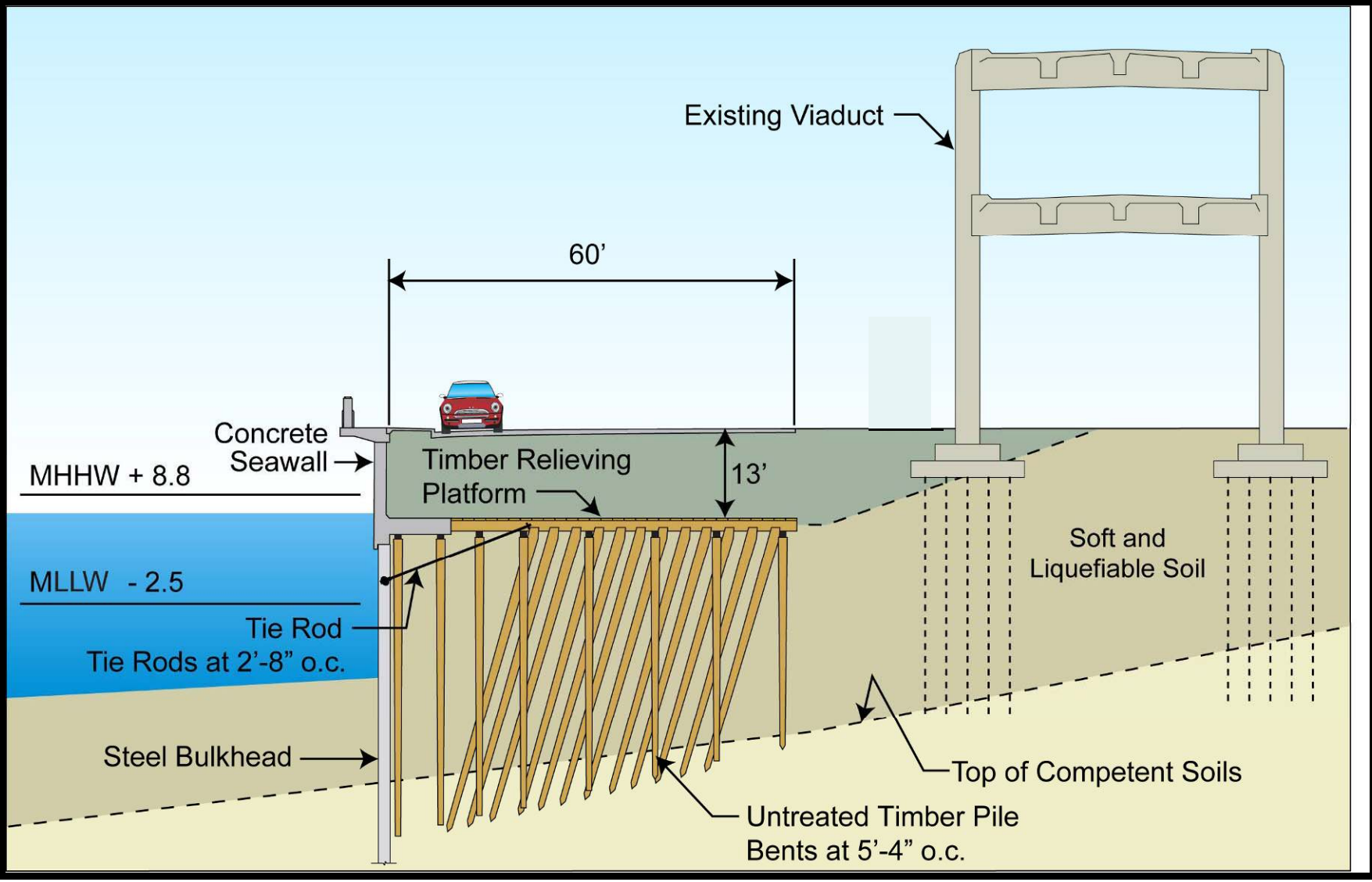


New Alaskan Way

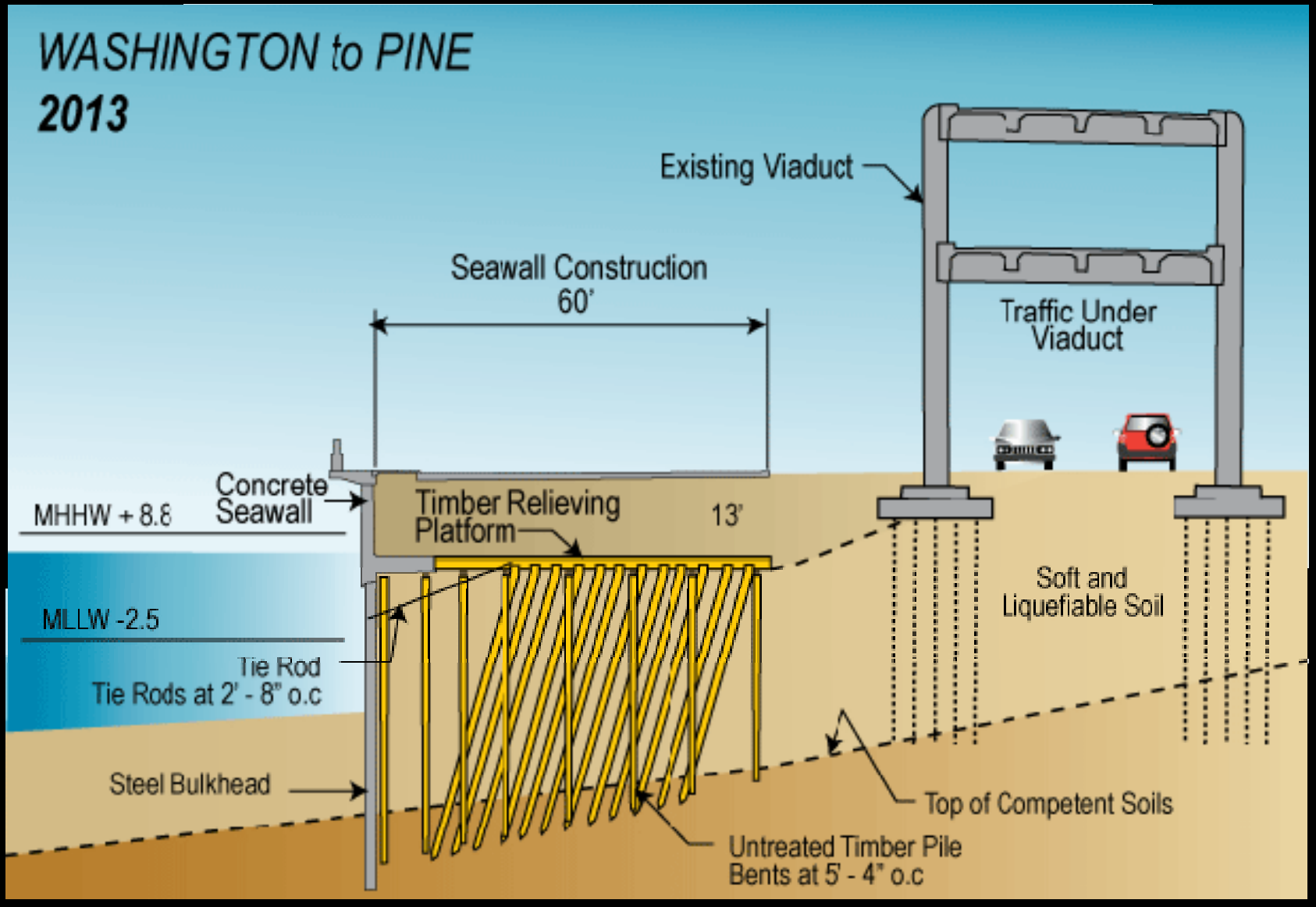


Elliott Bay Seawall

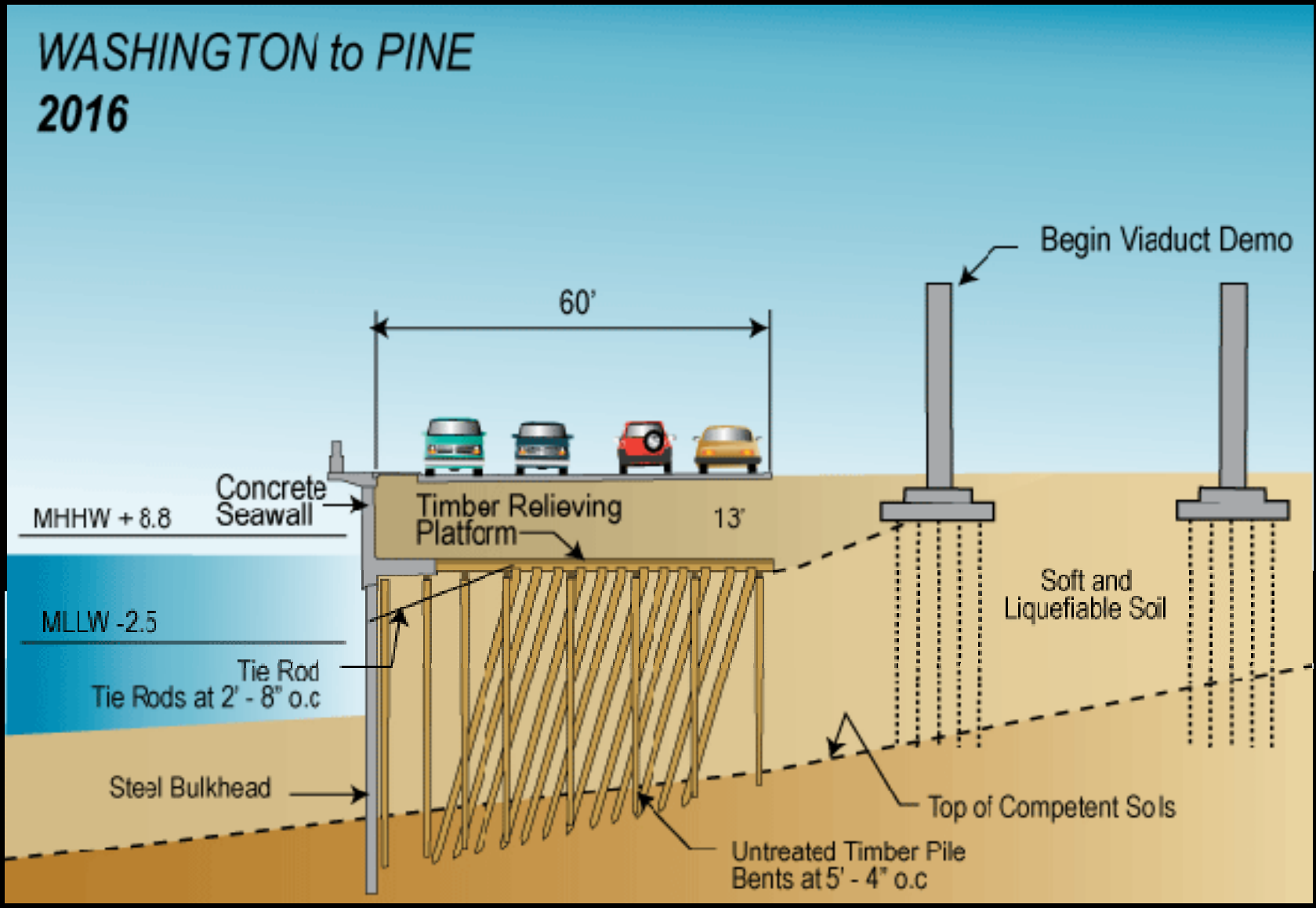
Replacing the Seawall (Washington to Pine)



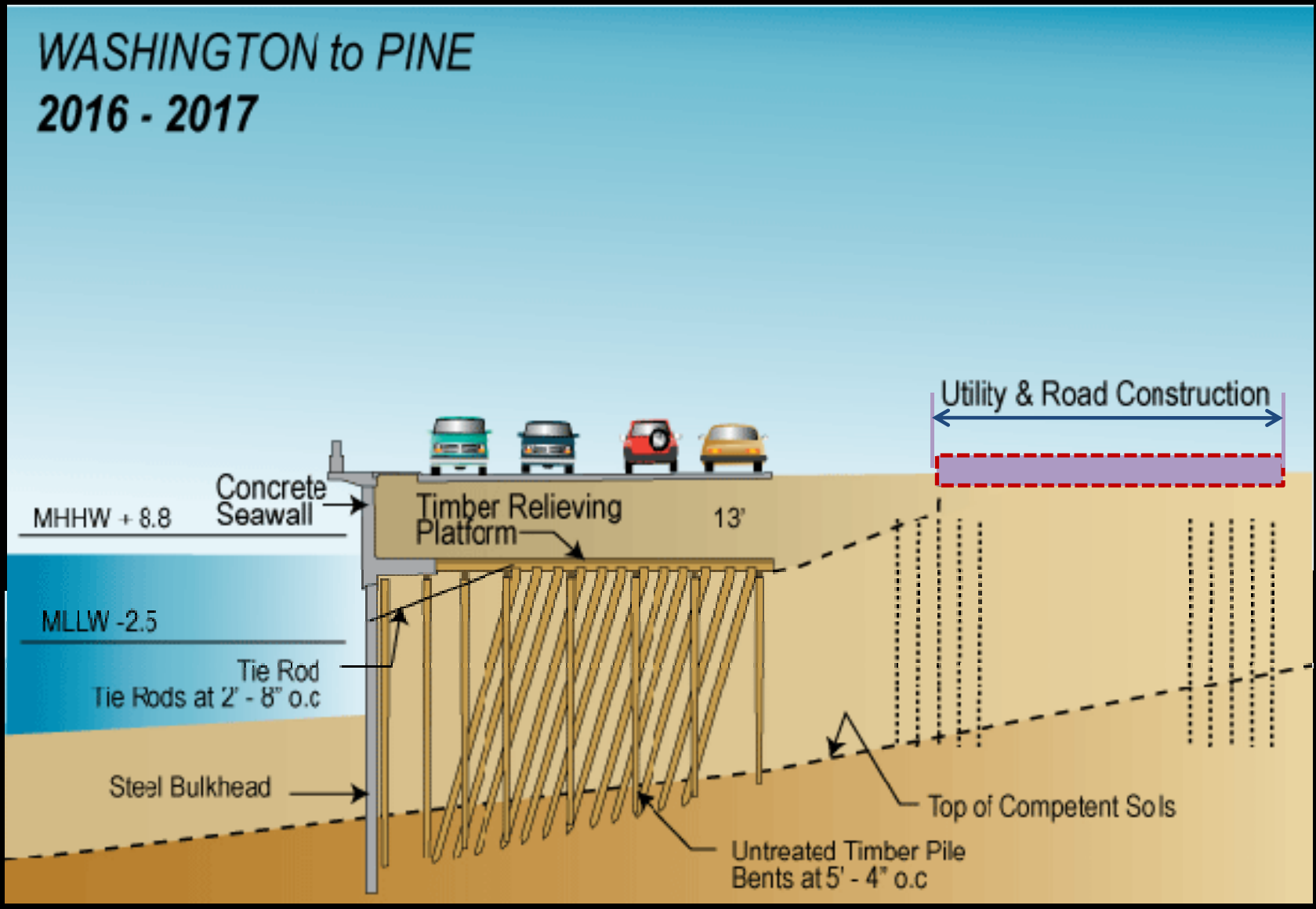
Elliott Bay Seawall



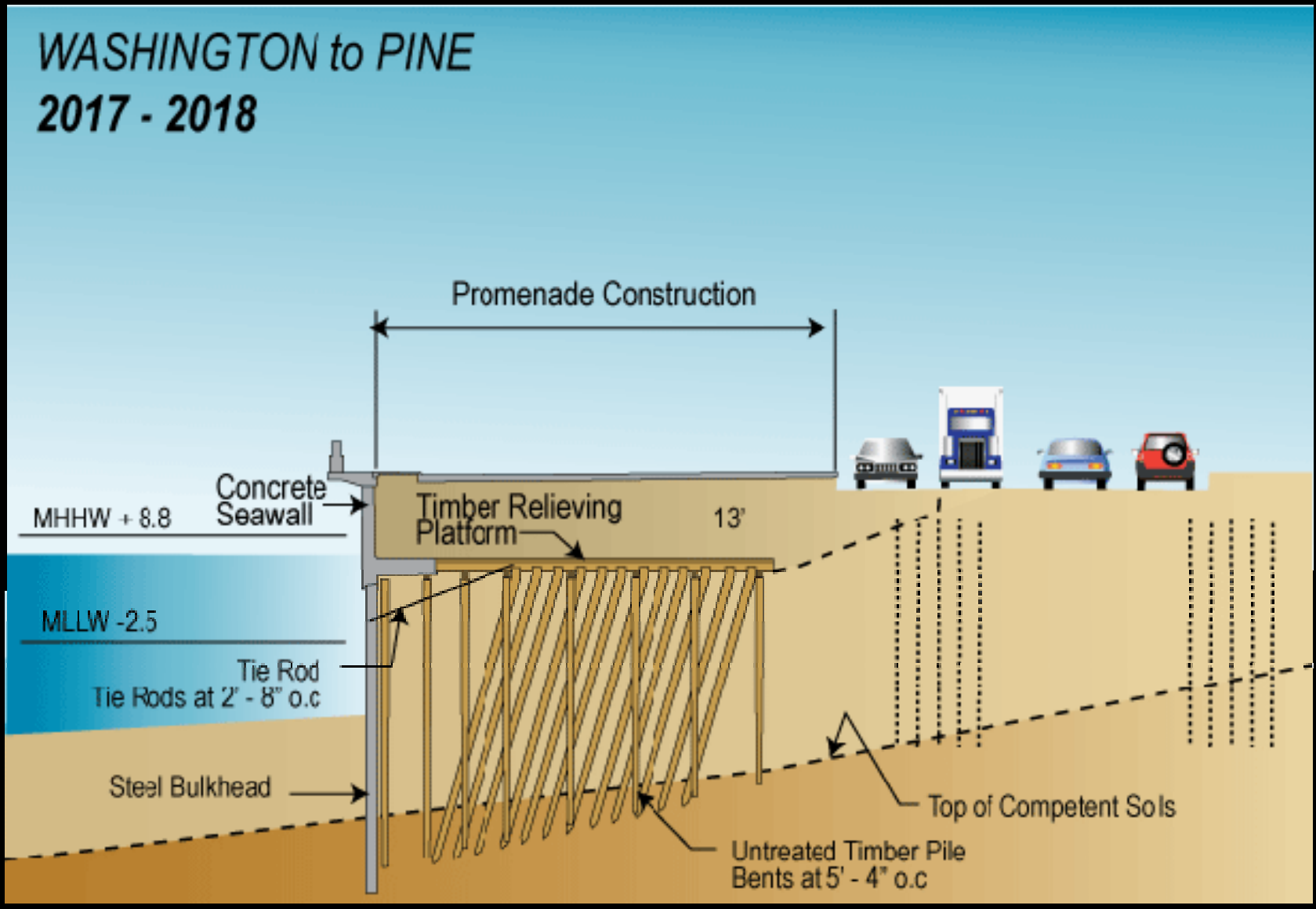
Elliott Bay Seawall



Elliott Bay Seawall



Elliott Bay Seawall



Central Waterfront Design - Contracting Approaches

1. Interdisciplinary team capable of delivering all phases of design including streets, open space and utilities –

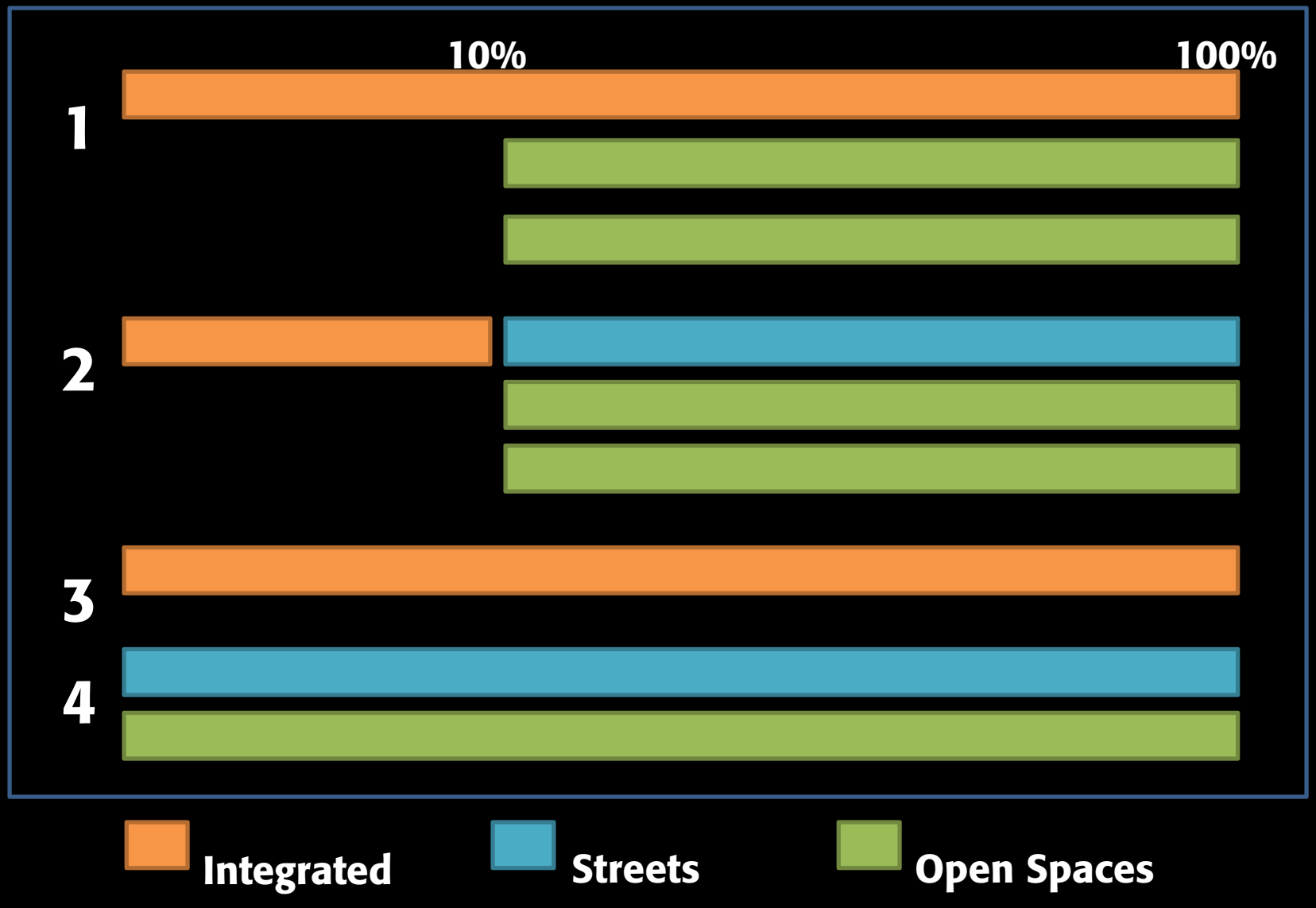
2. Initial interdisciplinary team for

   design (either single team or multiple teams for streets, open spaces)

3. Single interdisciplinary team for all phases of design

4. Separate teams for streets/utilities and open space

Central Waterfront Design - Contracting Approaches



Selection Models - RFQ

Asks for the qualifications of the respondents. Criteria address the qualifications required for the project, team dynamic and experience with similar projects.

Pros

-Encourages more design teams to form

- Quick to get team under contract and working

- Allows project goals and design approach to be refined with team once selected

- Encourages selection based on team's skills and synergy with the client, as opposed to the proposal

Cons

- Doesn't give a sense for the design team's vision or specific approach to the project

- More challenging to build public interest through the selection

Selection Models - RFP

Calls for a more detailed response and more detailed framing; useful when looking for how the respondents will solve a discrete problem or create a design.

Pros

-Gets to design concepts quickly

- leverages design work from a broad set of teams

-Expedites the design process

-Builds public interest around the selection process

Cons

- Design team must respond quickly without complete information; difficult to ensure proposals are grounded in reality

- Detailed scope and program required

- Difficult to reconcile problems with the design downstream

- Hiring based on design, not necessarily strength of the team

Next Steps for Advisory Committee

Who will oversee the work? How can we truly make this a project that appeals and offers something to every Seattle neighborhood?

Issues

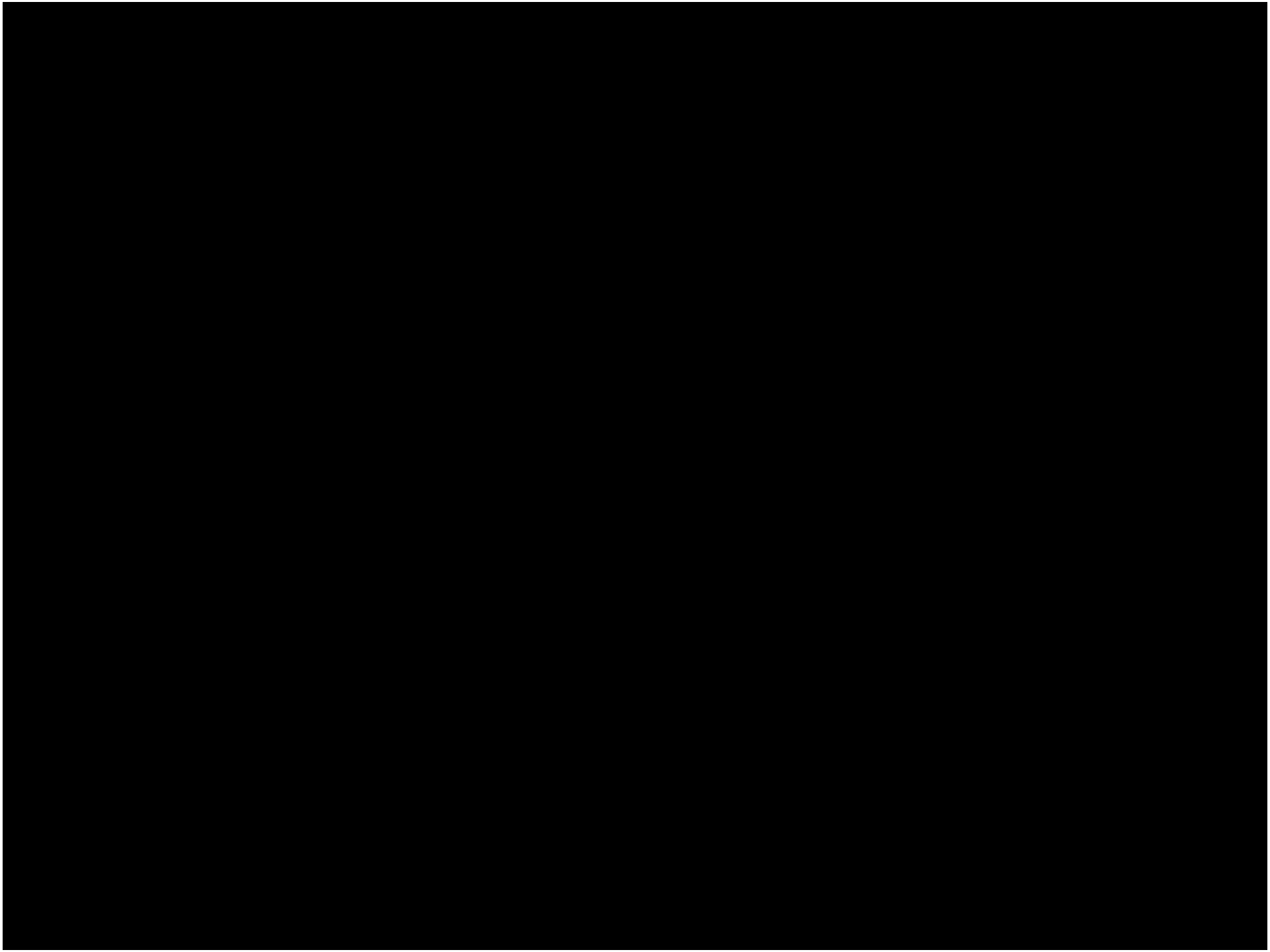
- How to incorporate key stakeholders in the selection process and management of design work

-How to Build Community Engagement During Design

- Engaging the tribal communities and building genuine opportunities for those traditions to be part of the discussion

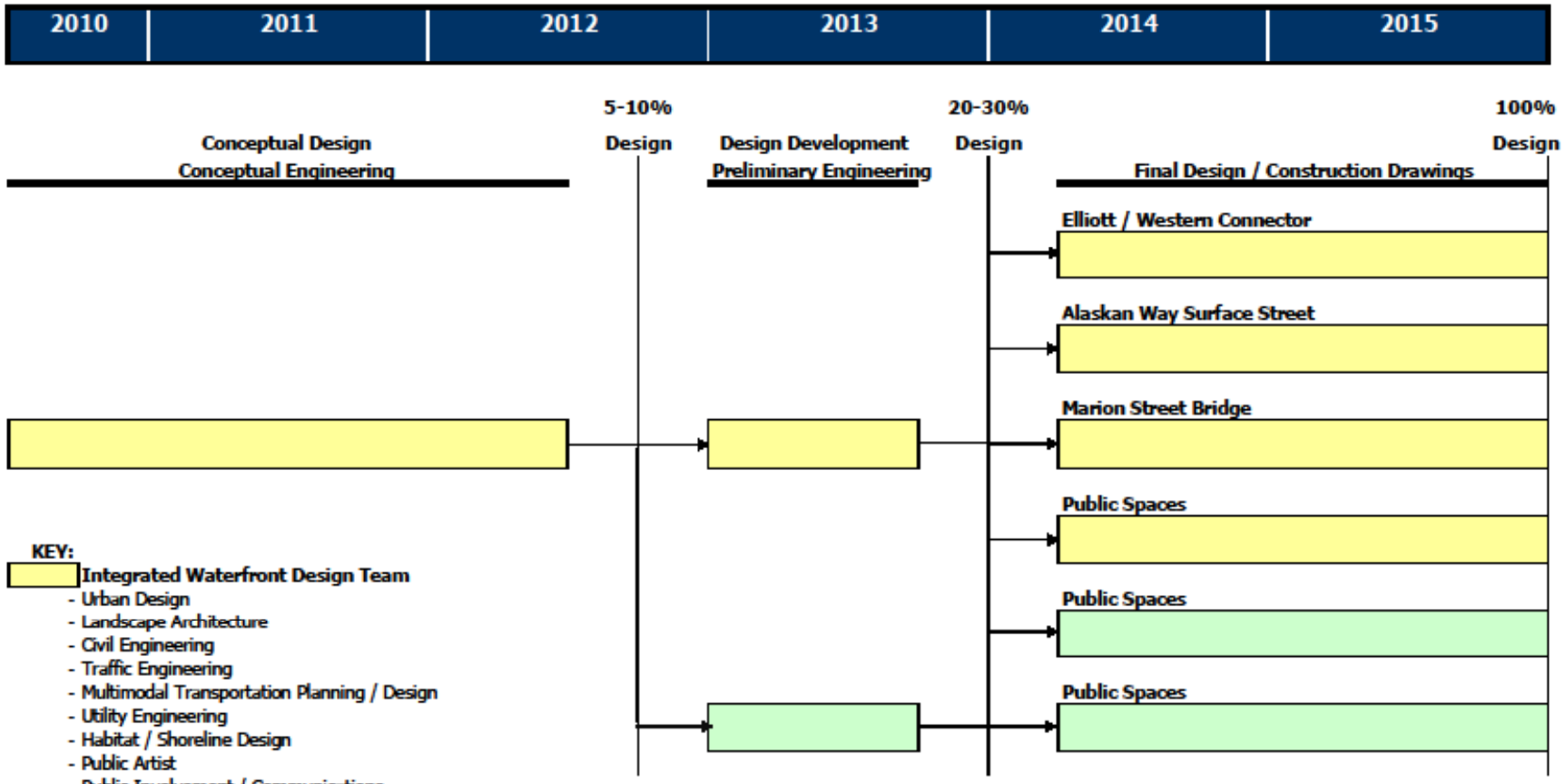
-Finding new pathways into the project that are not just about design in a traditional sense – about people and how they come together.

- What are the best new approaches to present the opportunity – beyond the community meeting (social media, etc)



CENTRAL WATERFRONT DESIGN
DRAFT Recommended Contracting Process

Seattle Department of Planning & Development
Seattle Department of Transportation
Seattle Department of Parks and Recreation



Pre-Decisional Document for Internal Discussion Only

CWF Design Recommend Contract Process timeline vFeb2010.xlsx

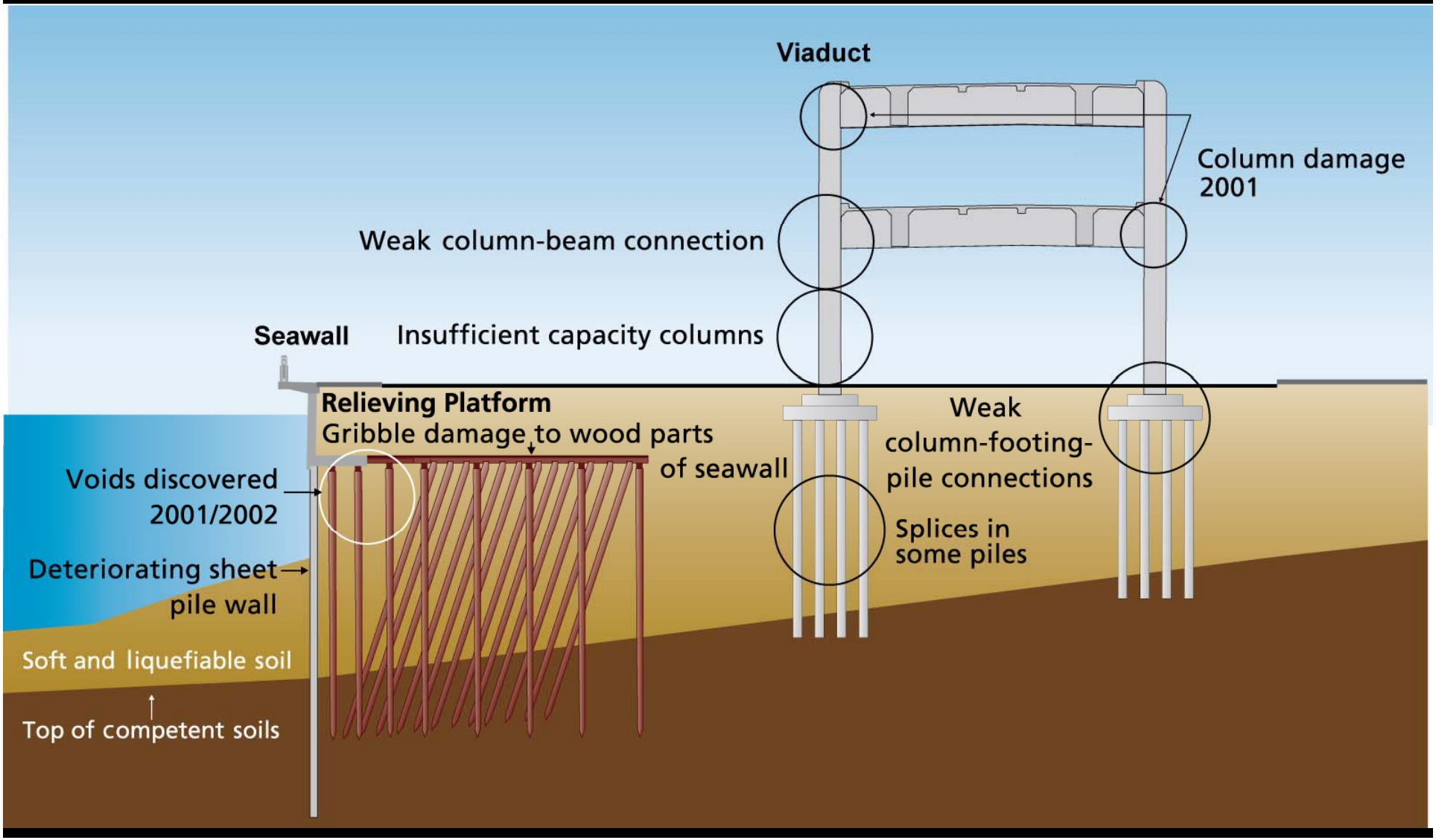
Elliott Bay Seawall

History – Railroad Ave (Alaskan Way) 1931

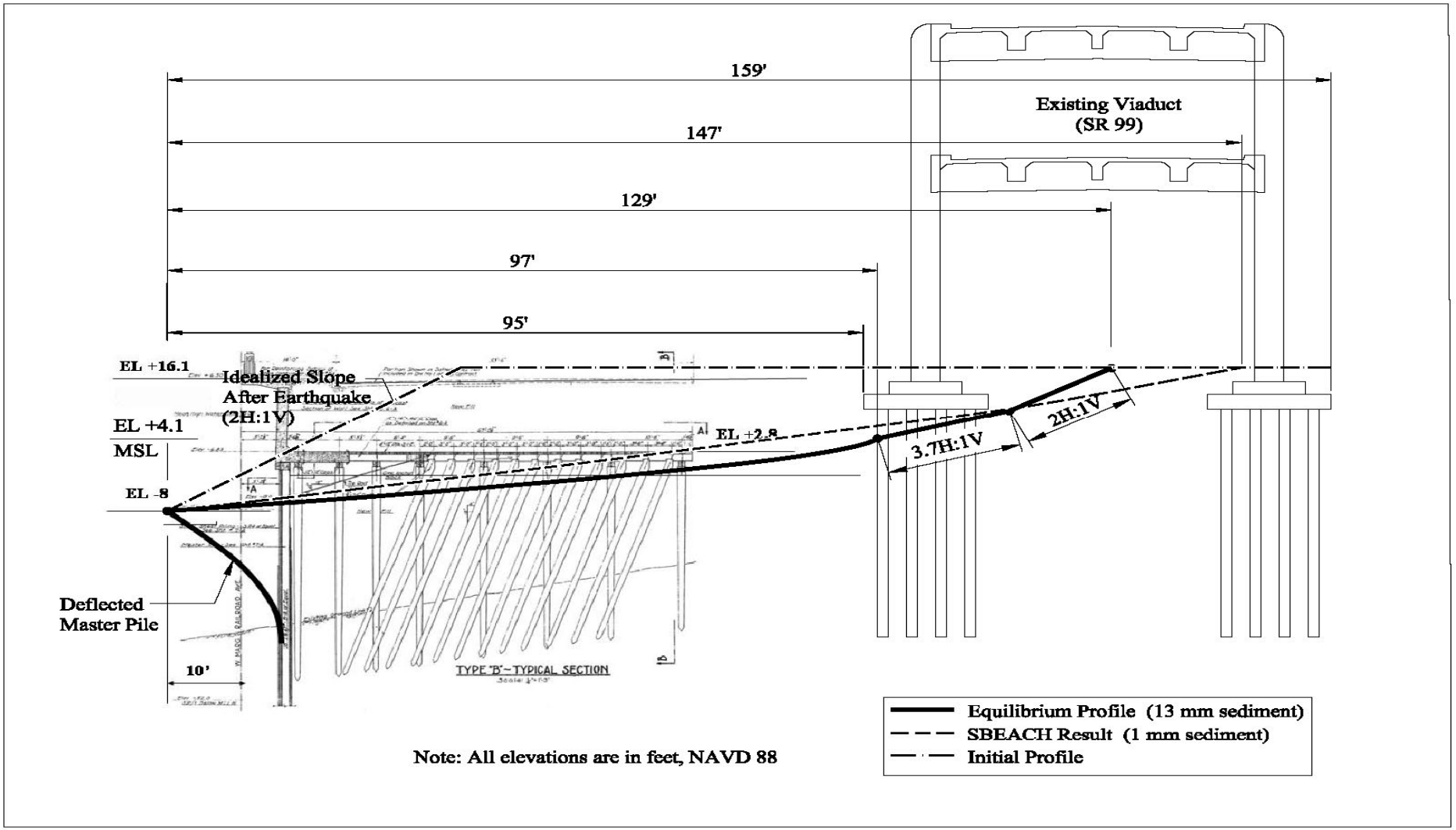
Railroad Avenue, as it exists today is carried on pile and timber structures of varying ages and descriptions. These structures are mainly old and badly decayed and require constant expenditure of funds to keep in repair. In a great many places they have deteriorated so far that entire reconstruction is necessary.

Elliott Bay Seawall

Viaduct and Seawall Vulnerabilities



Elliott Bay Seawall



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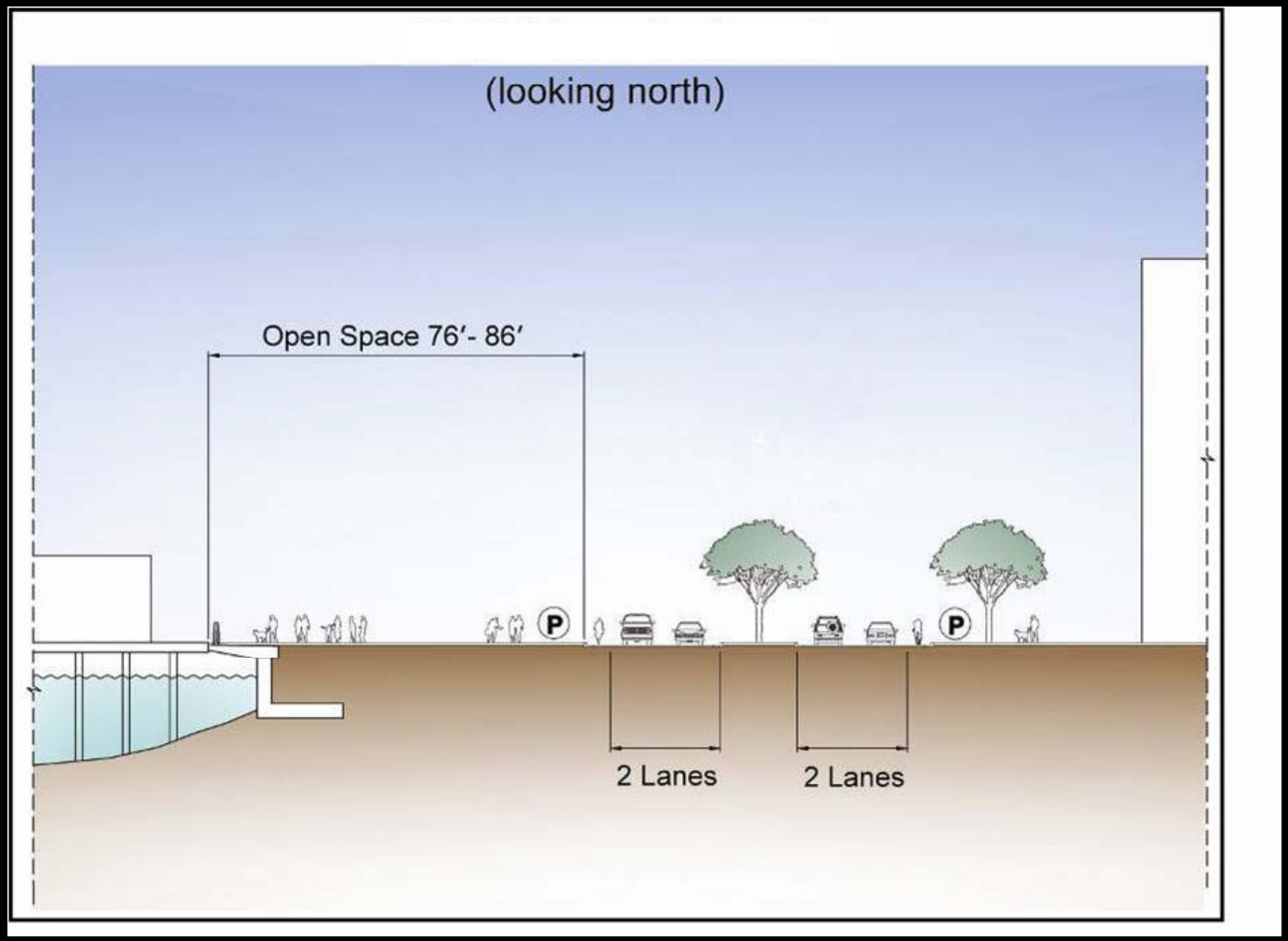
Alaskan Way Surface Street Design Concept



February 2008

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Current Design Concepts

City of Seattle

Elliott Bay Seawall

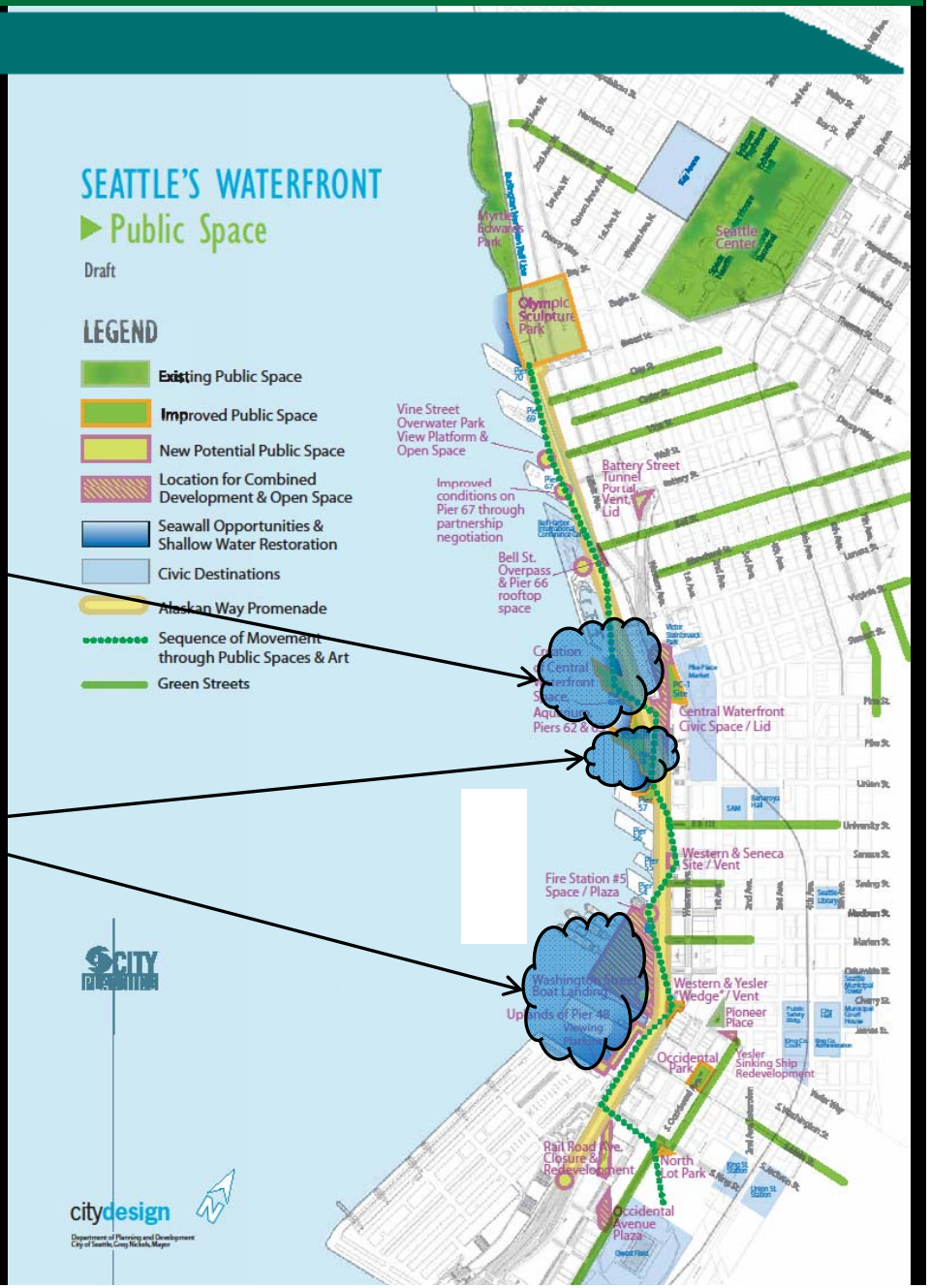
Seawall Options

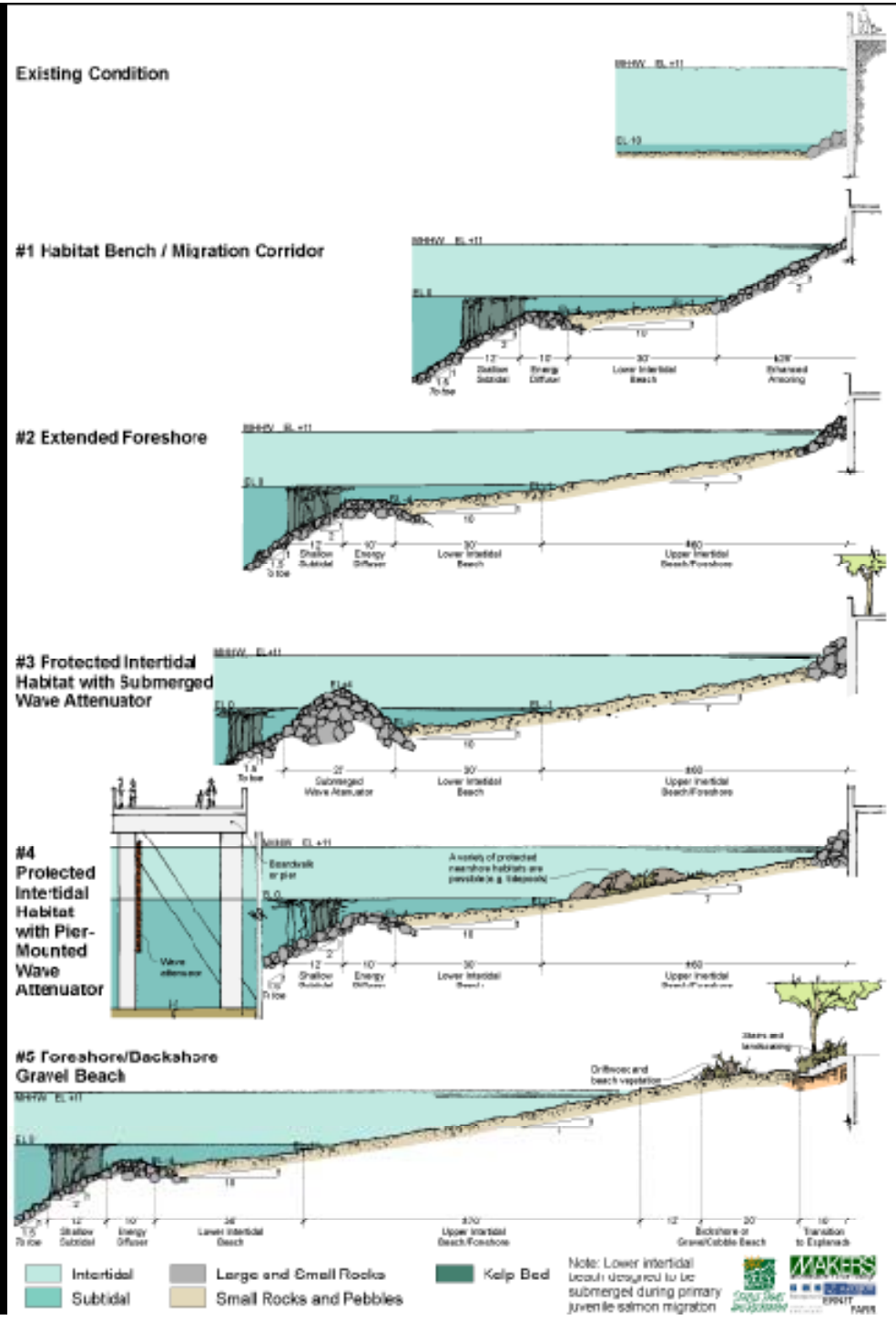
Aquarium, Pier 63/63 Development

Shallow Water Restoration Opportunities (Waterfront Park, Pier 48)

Considerations:

Navigation, Ferry dock, Pier uses, contaminated soils

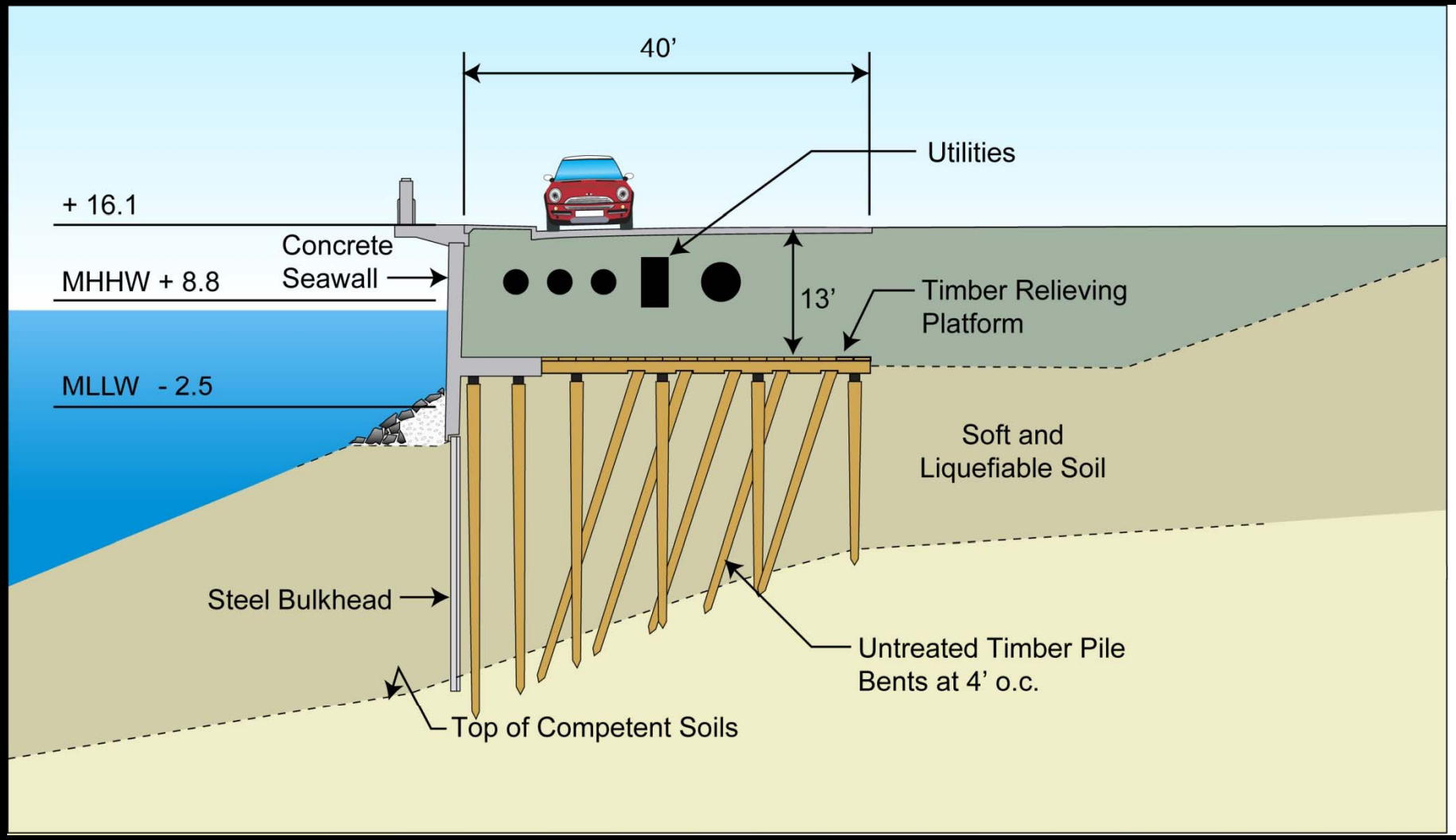




City of Seattle

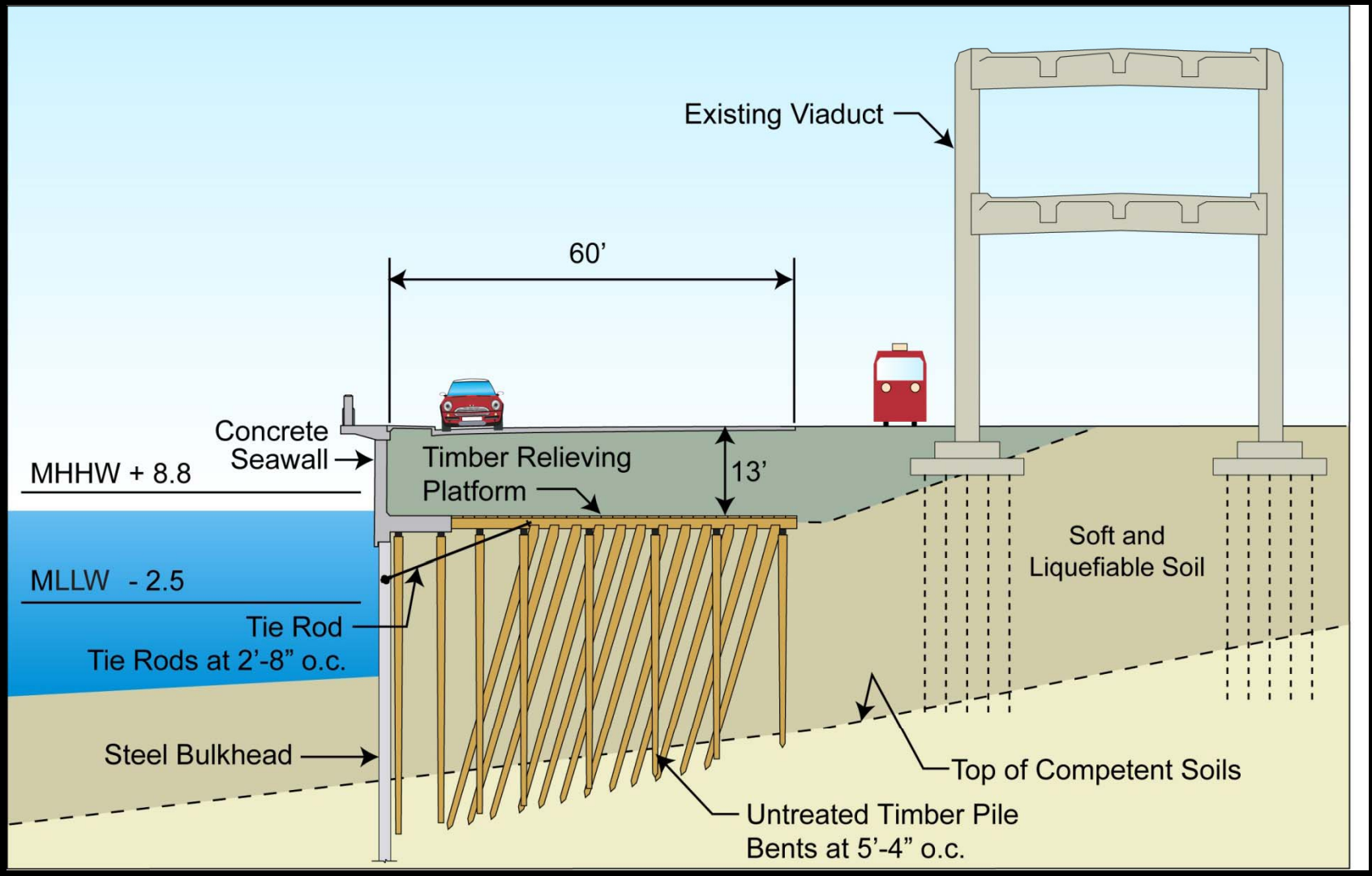
Elliott Bay Seawall

Types of Seawalls: Type "A" Seawall



Elliott Bay Seawall

Types of Seawalls: Type "B" Seawall



Elliott Bay Seawall

Braced Secant Pile Wall Alternative

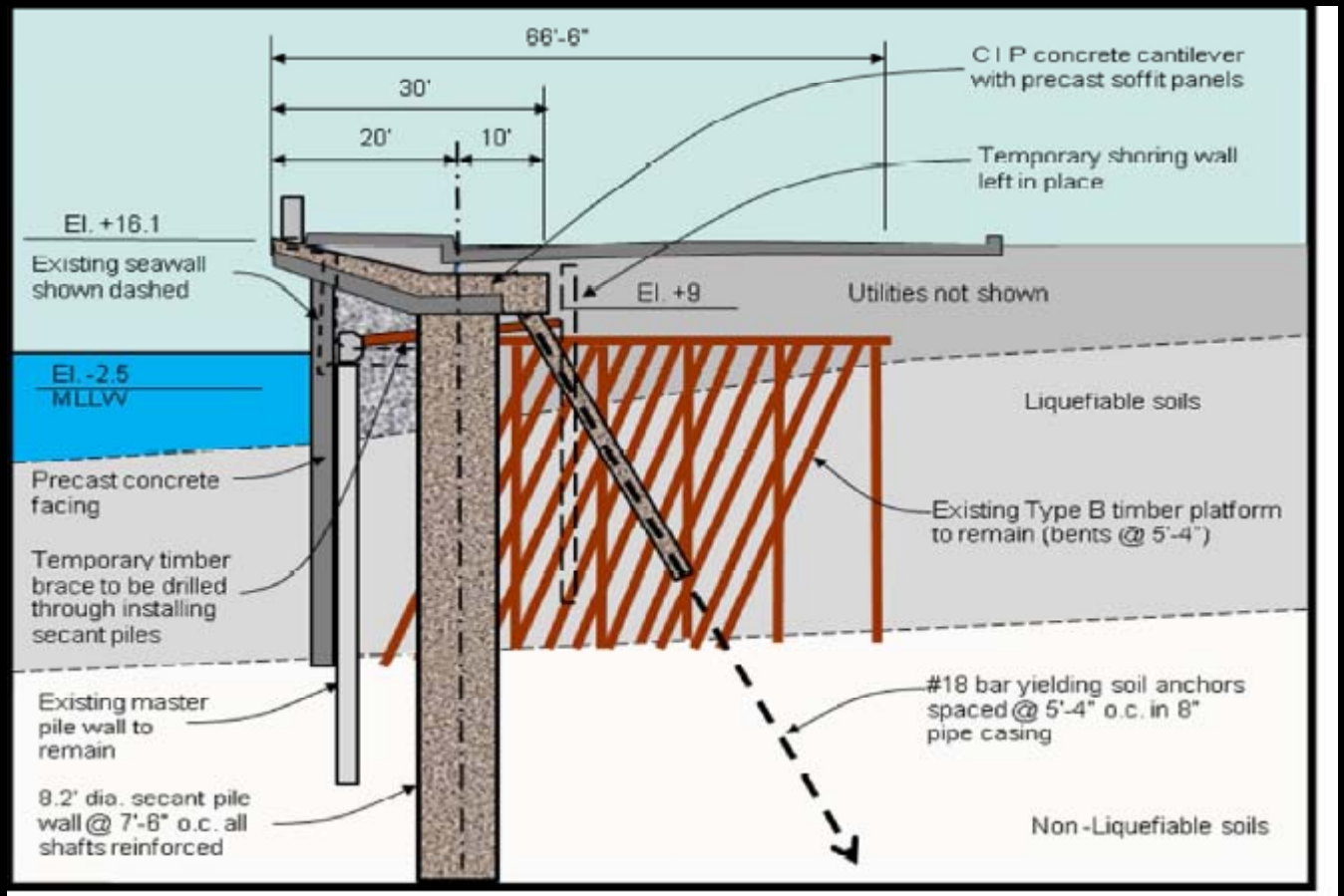


Figure 15 – Proposed Type B Braced Secant Pile Wall

City of Seattle

Elliott Bay Seawall

Anchored Soil Improvement Alternative

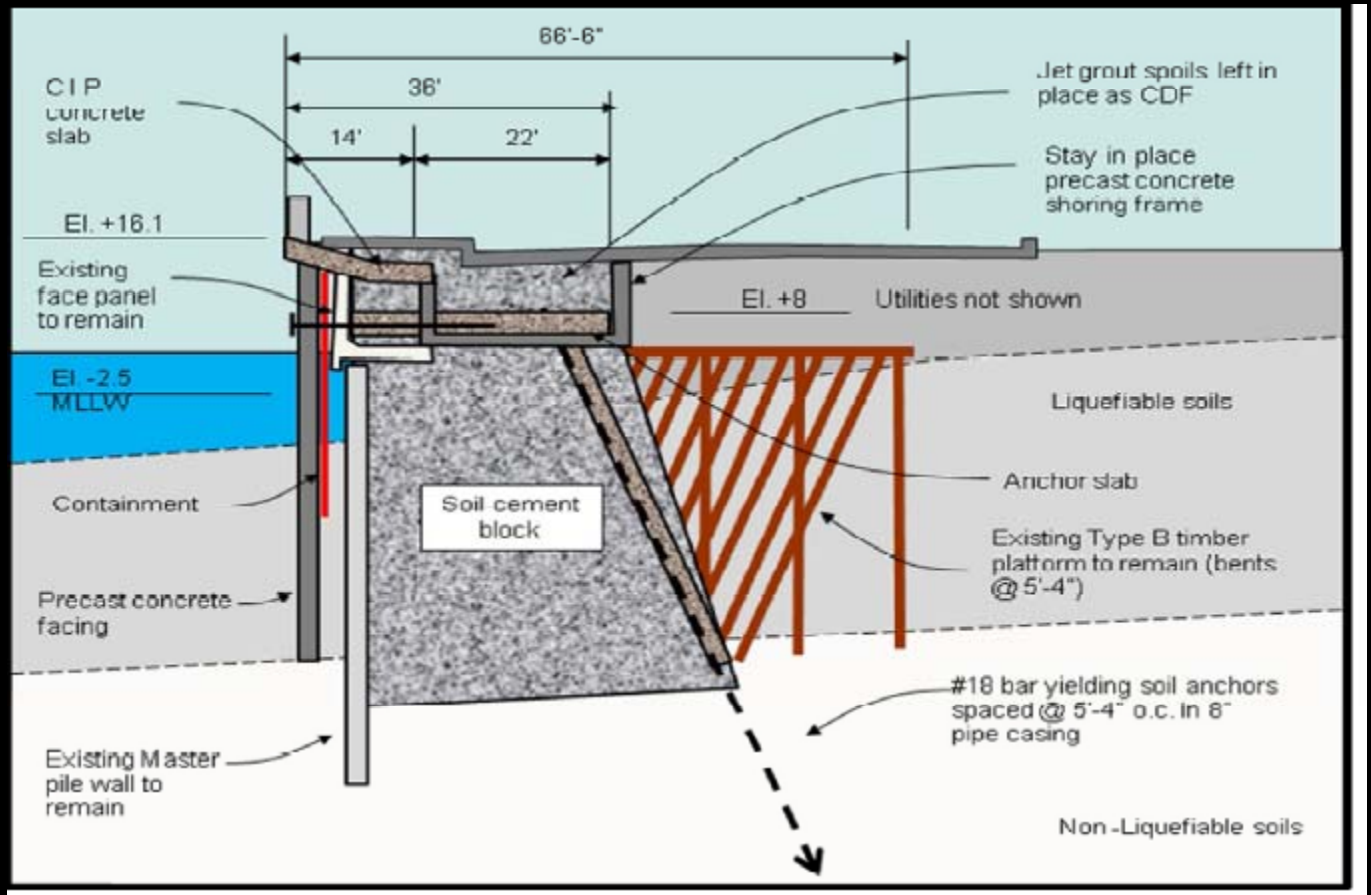


Figure 17 - Proposed Type B Anchored Soil Improvement Concept

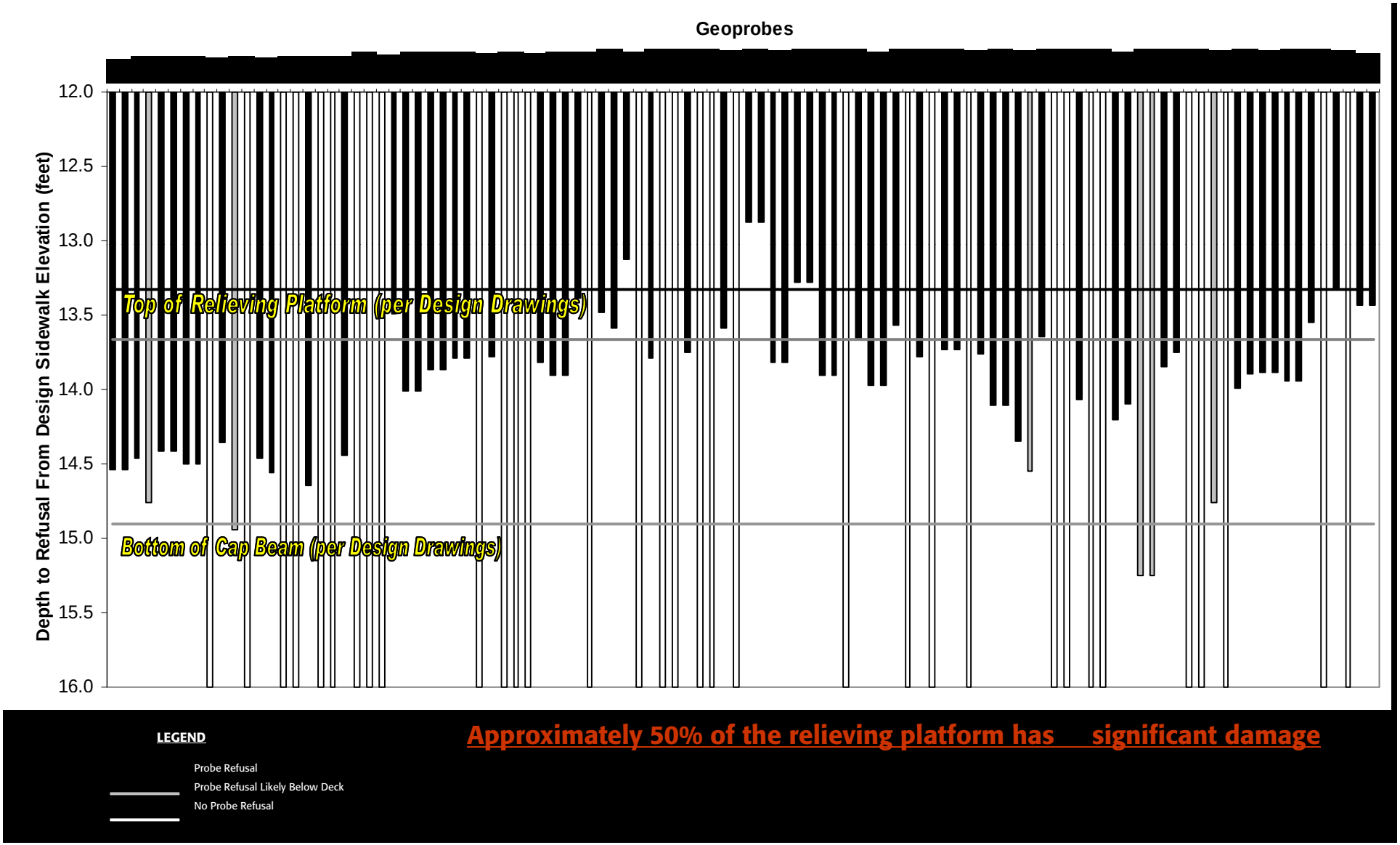
City of Seattle

Elliott Bay Seawall

Deteriorated Cap Beams and Deck Boards

Timber Cap Beams

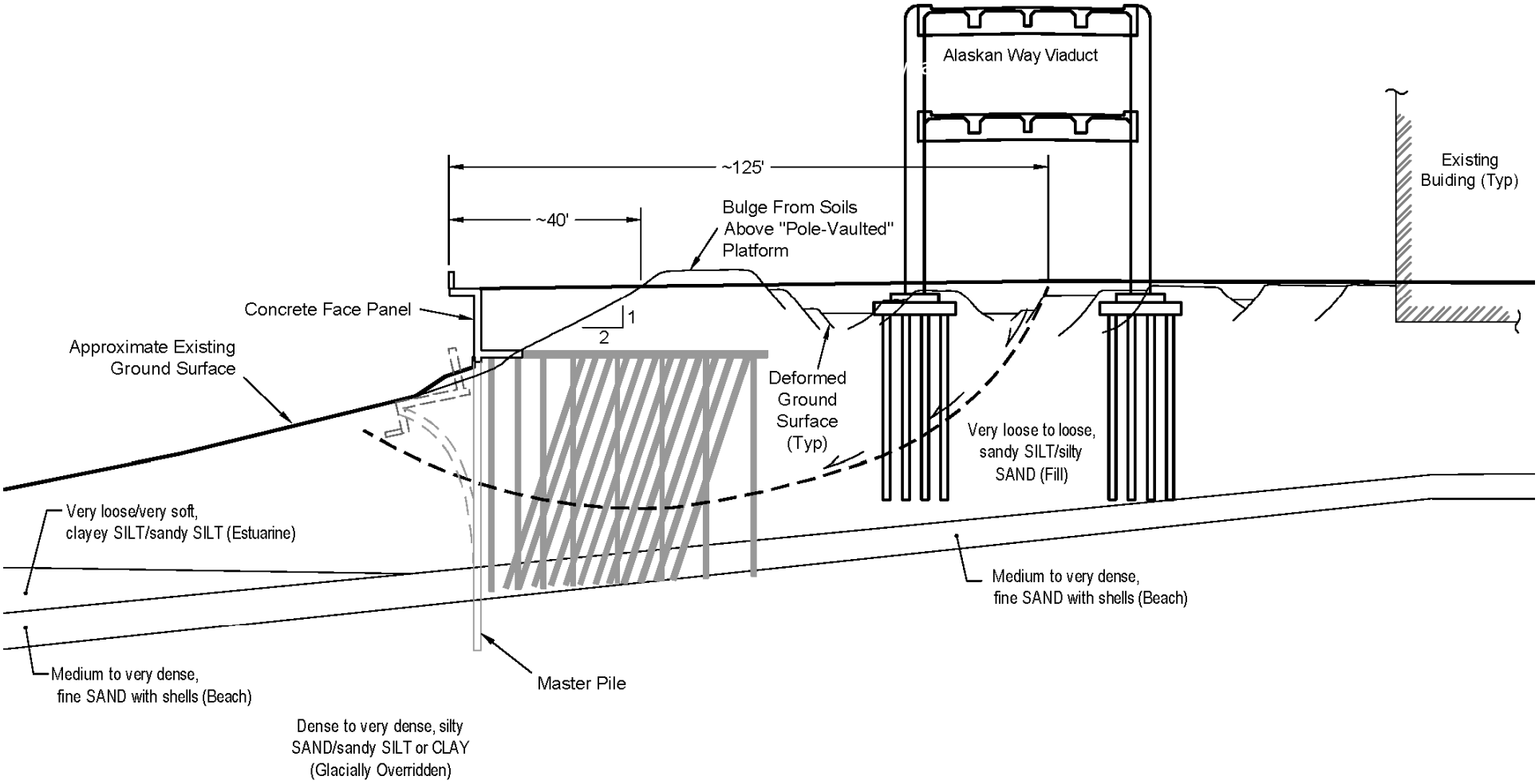
Timber Deck Boards


Geoprobes
Depth to Refusal From Design Sidewalk Elevation (feet)
12.0
12.5
13.0
13.5
14.0
14.5
15.0
15.5
16.0
Top of Relieving Platform (per Design Drawings)
Bottom of Cap Beam (per Design Drawings)
LEGEND
Probe Refusal
Probe Refusal Likely Below Deck
No Probe Refusal
Approximately 50% of the relieving platform has significant damage

Elliott Bay Seawall

Seawall Earthquake Vulnerability

- Failure will occur for Expected Earthquake



Elliott Bay Seawall

March 24 2008

Seawall Cost and Funding Plan

Project Cost ($ millions)

	2009	2010	2011	2012	2013	2014	Total
Design	$0.8	$12.0	$16.3	$4.4			$33.5
Construction				$81.4	$84.3	$74.7	$240.4
Utility Relocation	$0.1	$1.5	$2.1	$1.9	$2.5	$3.3	$11.4
Cost of issuance			$3.6		$3.4		$7.0
Special Election		$1.3					$1.3
Total	**$0.9**	**$14.8**	**$22.0**	**$87.7**	**$90.2**	**$78.0**	**$293.6**

Anticipated Revenues ($ millions)

	2009	2010	2011	2012	2013	2014	Total
KC Flood Control	$0.6	$1.4		$3.0	$13.5	$13.5	$32.0
City Funding	$0.2	$7.2					$7.4
Utility Relocation	$0.1	$1.5	$2.1	$1.9	$2.5	$3.3	$11.4
Interim Financing		$4.7	($4.7)				$0.0
Voted Bond Proceeds			$24.6	$82.8	$74.2	$61.2	$242.8
Total	**$0.9**	**$14.8**	**$22.0**	**$87.7**	**$90.2**	**$78.0**	**$293.6**

* Prior 2009 costs total $4.5M

Elliott Bay Seawall

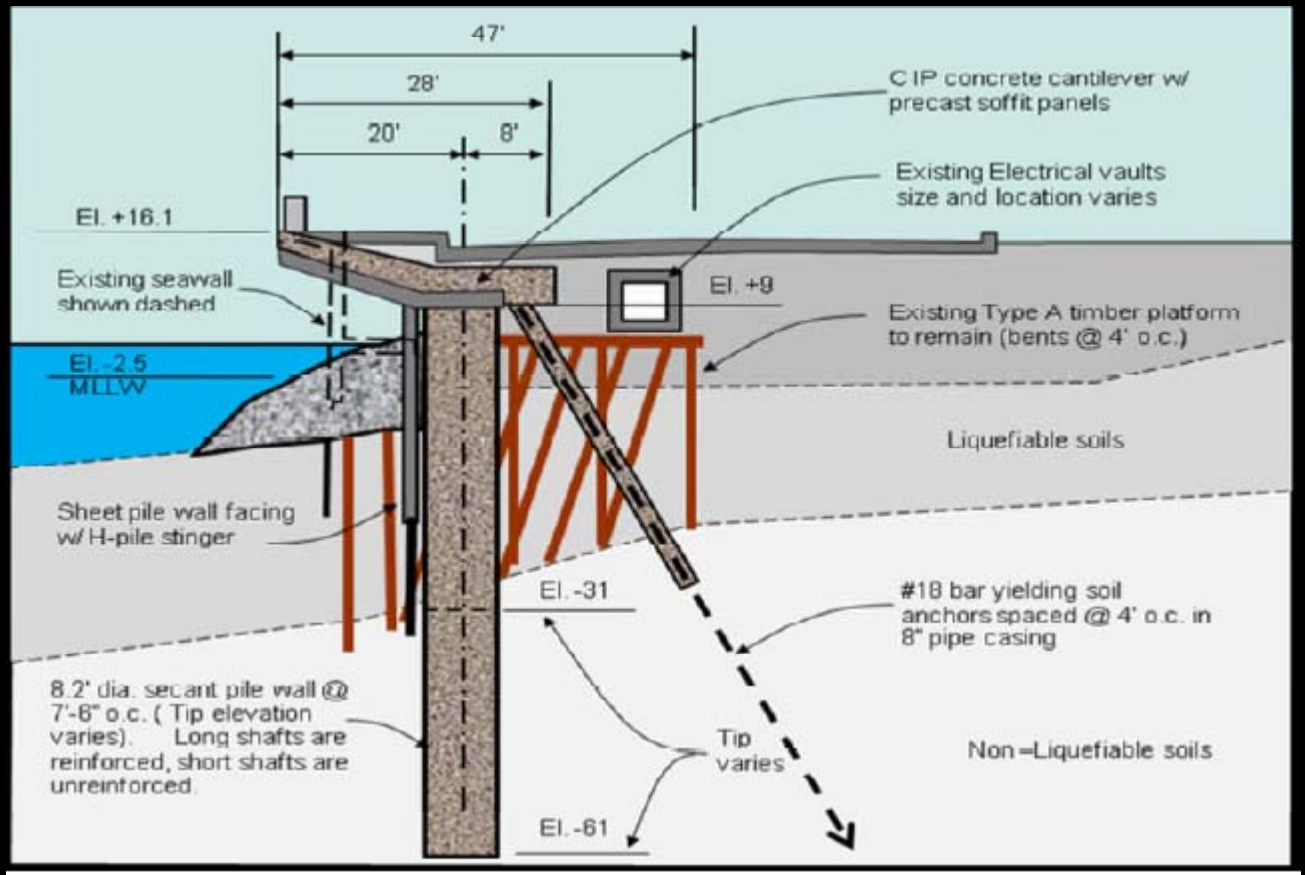
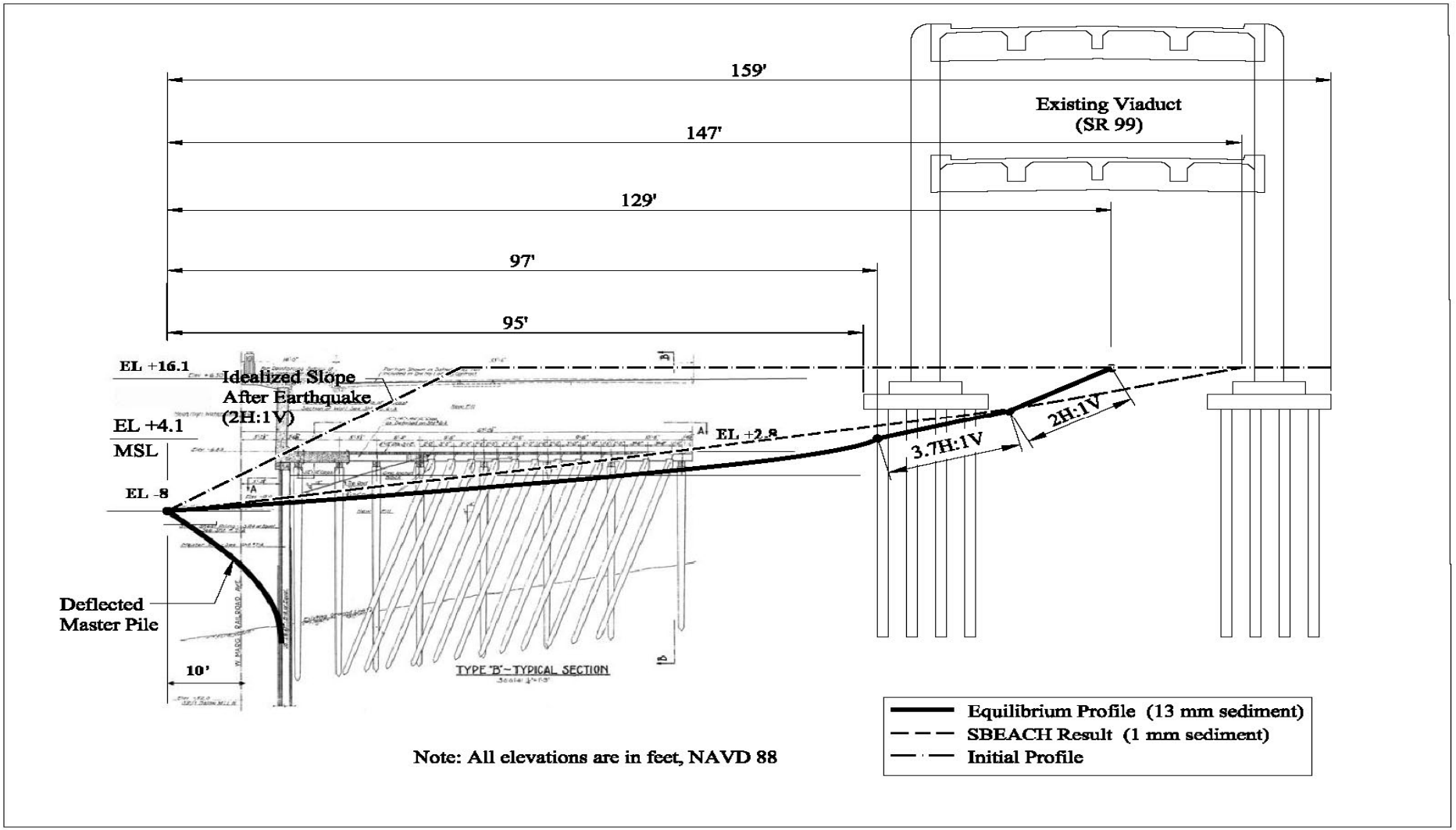


Figure 14 – Proposed Type A Braced Secant Pile Wall

Elliott Bay Seawall



Elliott Bay Seawall

Past Failures and Repairs

1947 – Holes discovered in the sheet pile of Type B seawall
– Repaired holes discovered in 1947
– More holes discovered at Clay Street
– Clay Street roadway collapses
– Clay Street repairs
– Void repair University Street
– Pile supported sidewalk at Marion Street replaced
– Repaired holes in Type B sheet pile
– Repaired more holes in Type B sheet pile
– Reconstructed relieving platform at Clay Street
– Ekki wood installed in Type B seawall
– Waterfront Park Subsidence
– Discovery of accelerated Ekki wood deterioration
– Monitoring of wall movements implemented
– Ekki wood replaced with cathodic protection at Clay Street

Elliott Bay Seawall

Plan of Alaskan Way Seawall

Predominately 1934 Type A wall

1934 Type B wall

1289’

1277’

1916/1987 walls

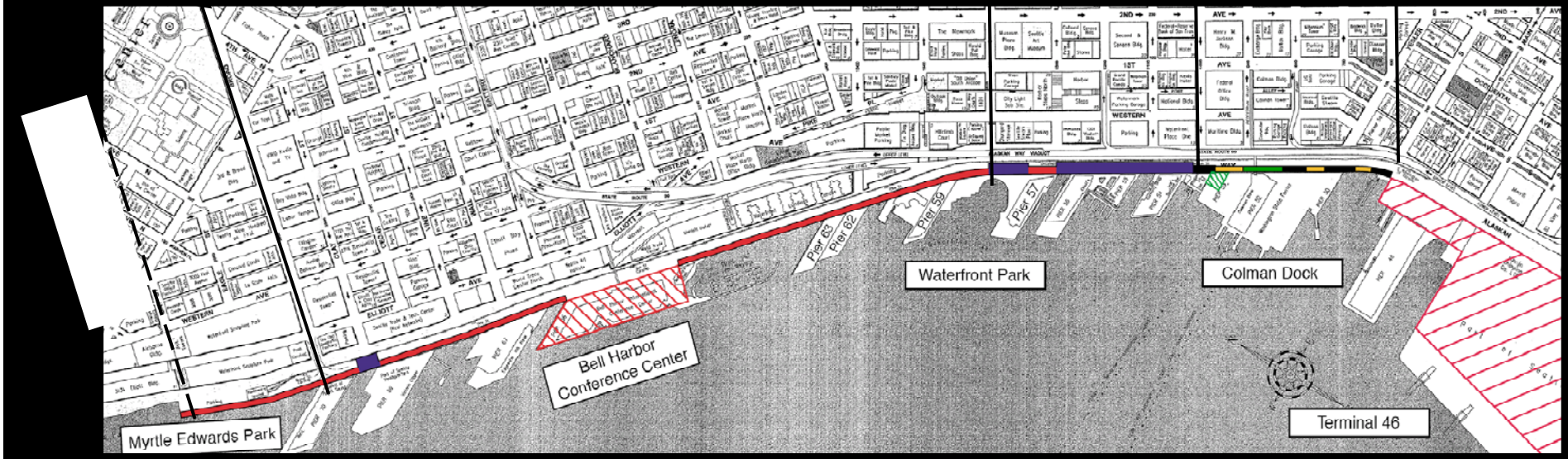
4520’

Broad St

Union St

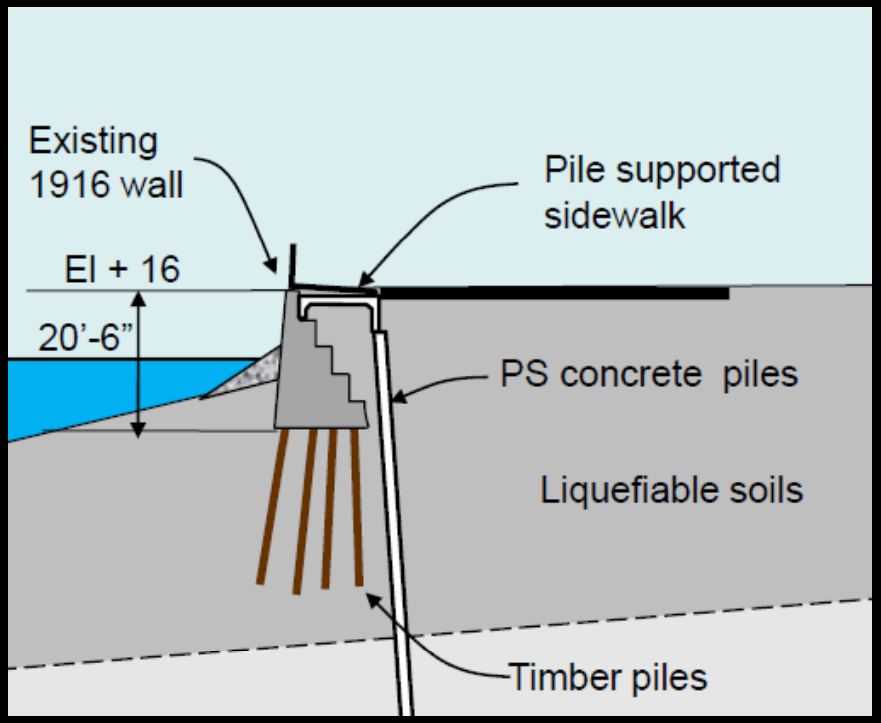
Madison St

Washington St

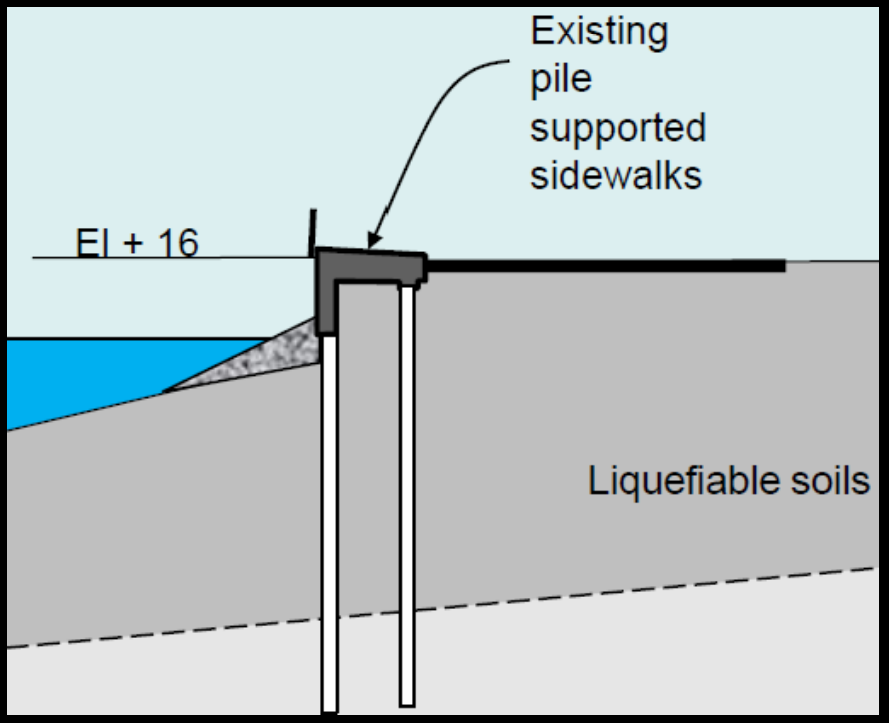


Elliott Bay Seawall

Gravity Wall & Pile Supported Sidewalk



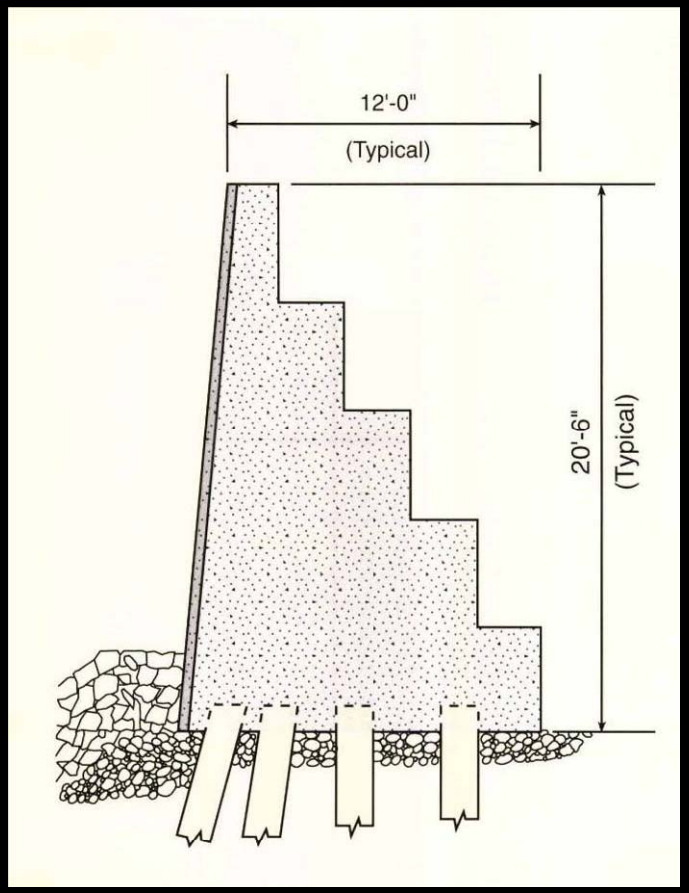
Section at 1916 Pile Supported Gravity Wall

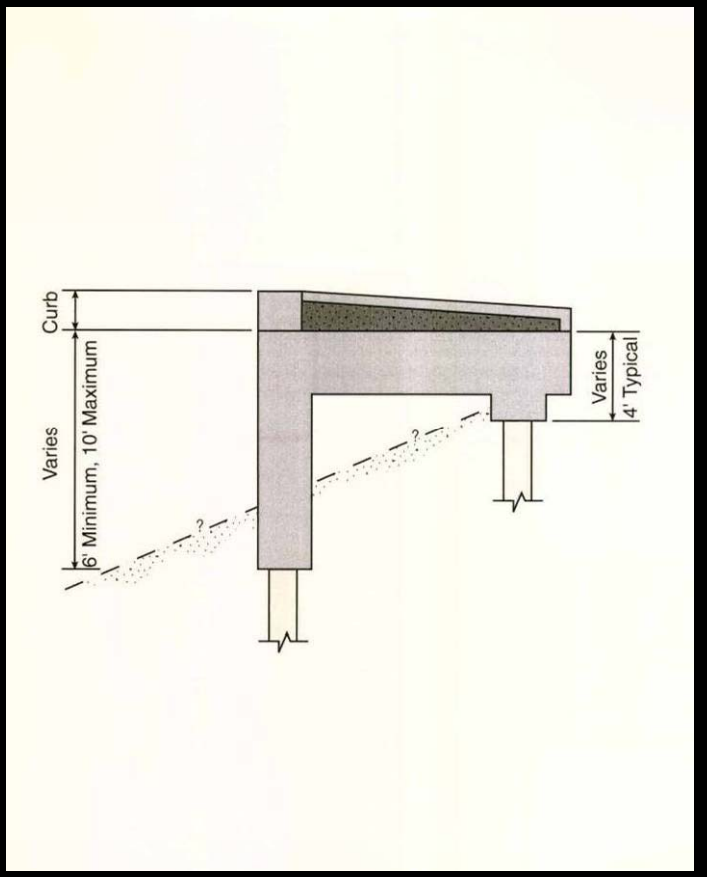


Section at Pile Supported Sidewalk

Elliott Bay Seawall

Gravity Wall & Pile Supported Sidewalk





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Marine Borer Damage

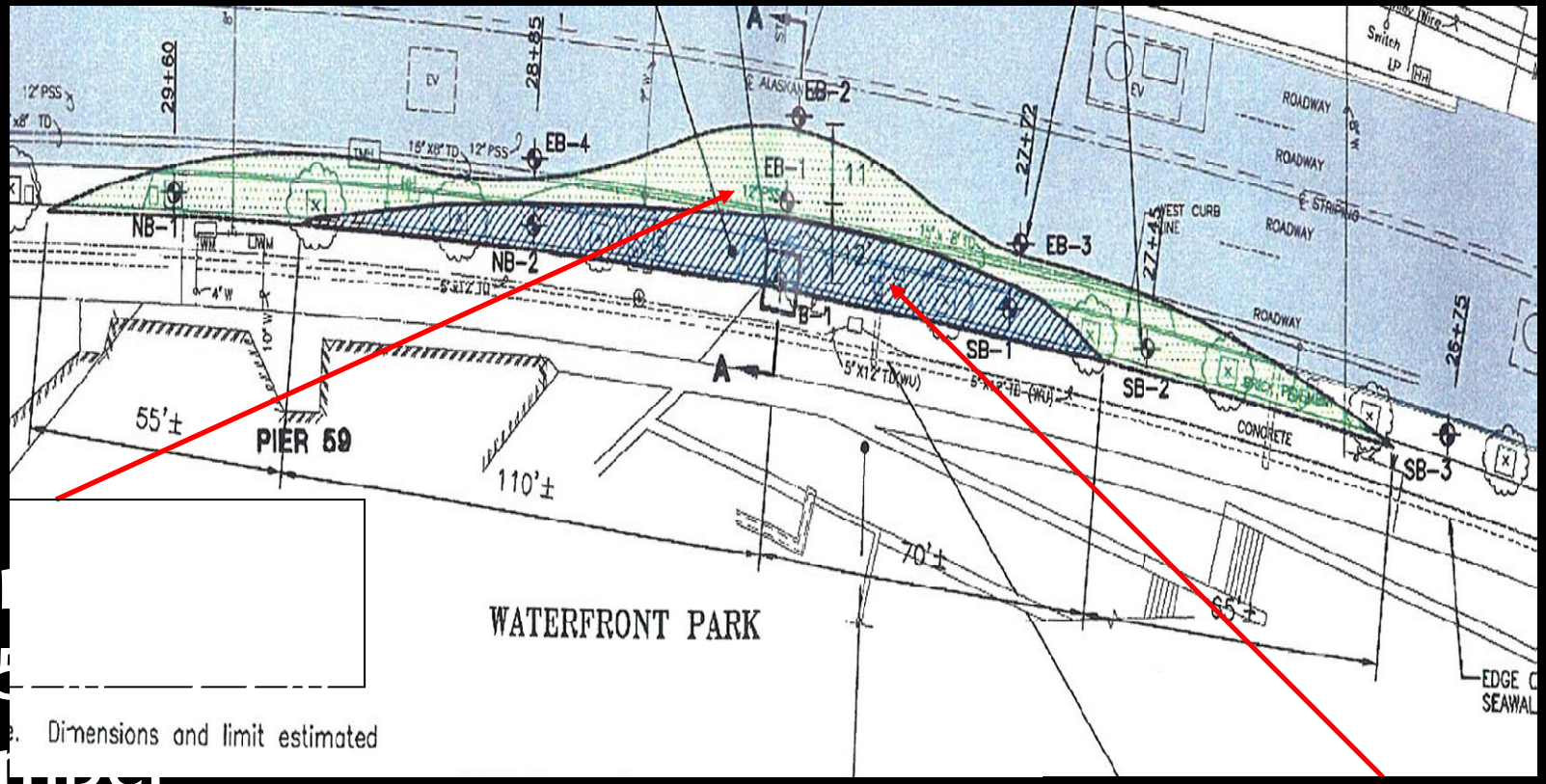
Live Gribbles

L. lignoram

("gribble")

Elliott Bay Seawall

Plan Showing Deteriorated Structure at Waterfront Park



Ar
25
tim
platform
decomposit

Area of highly decomposed

Elliott Bay Seawall

Anchored Soil Improvement Alternative

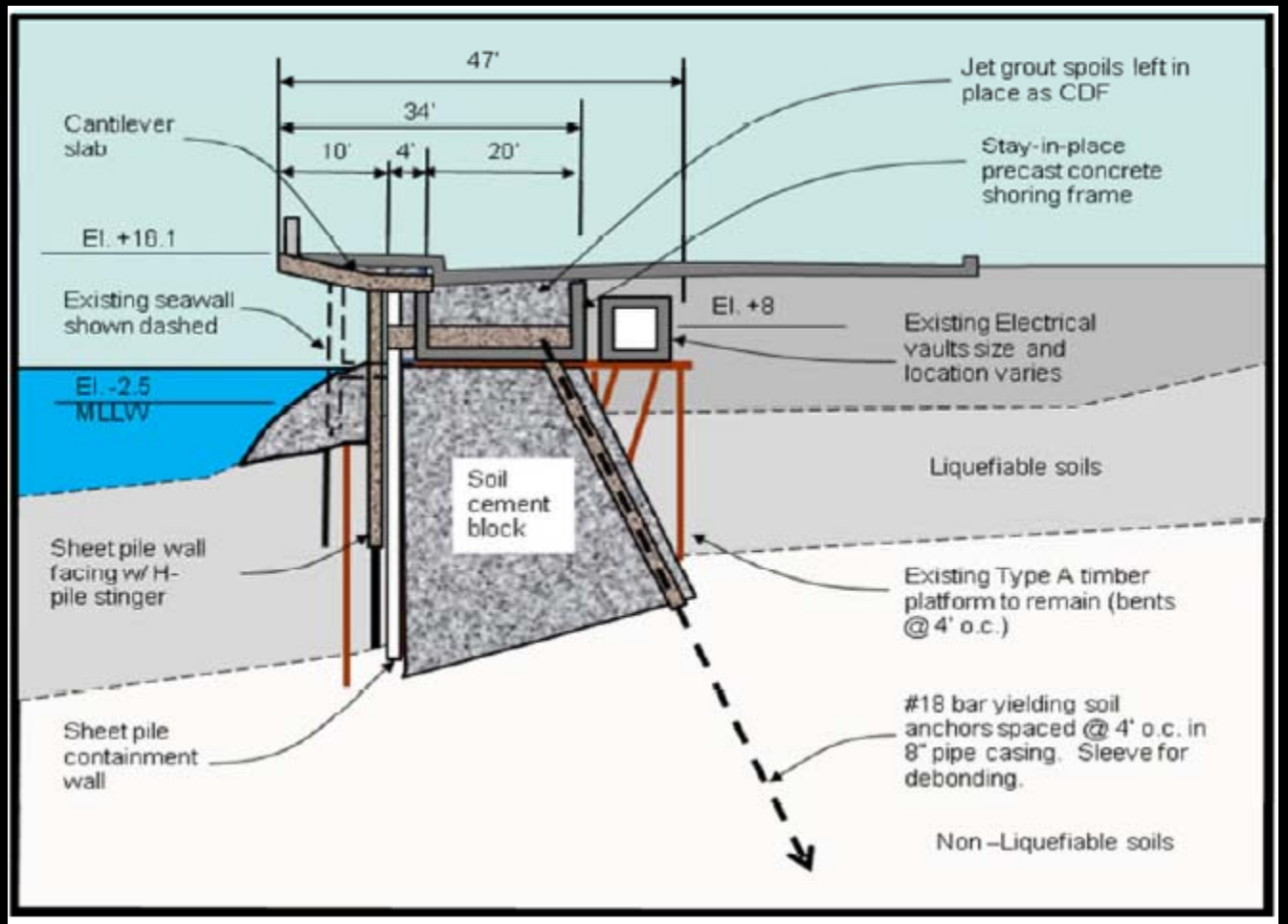


Figure 16- Proposed Type A Anchored Soil Improvement Concept

Elliott Bay Seawall

Anchored Soil Improvement Alternative

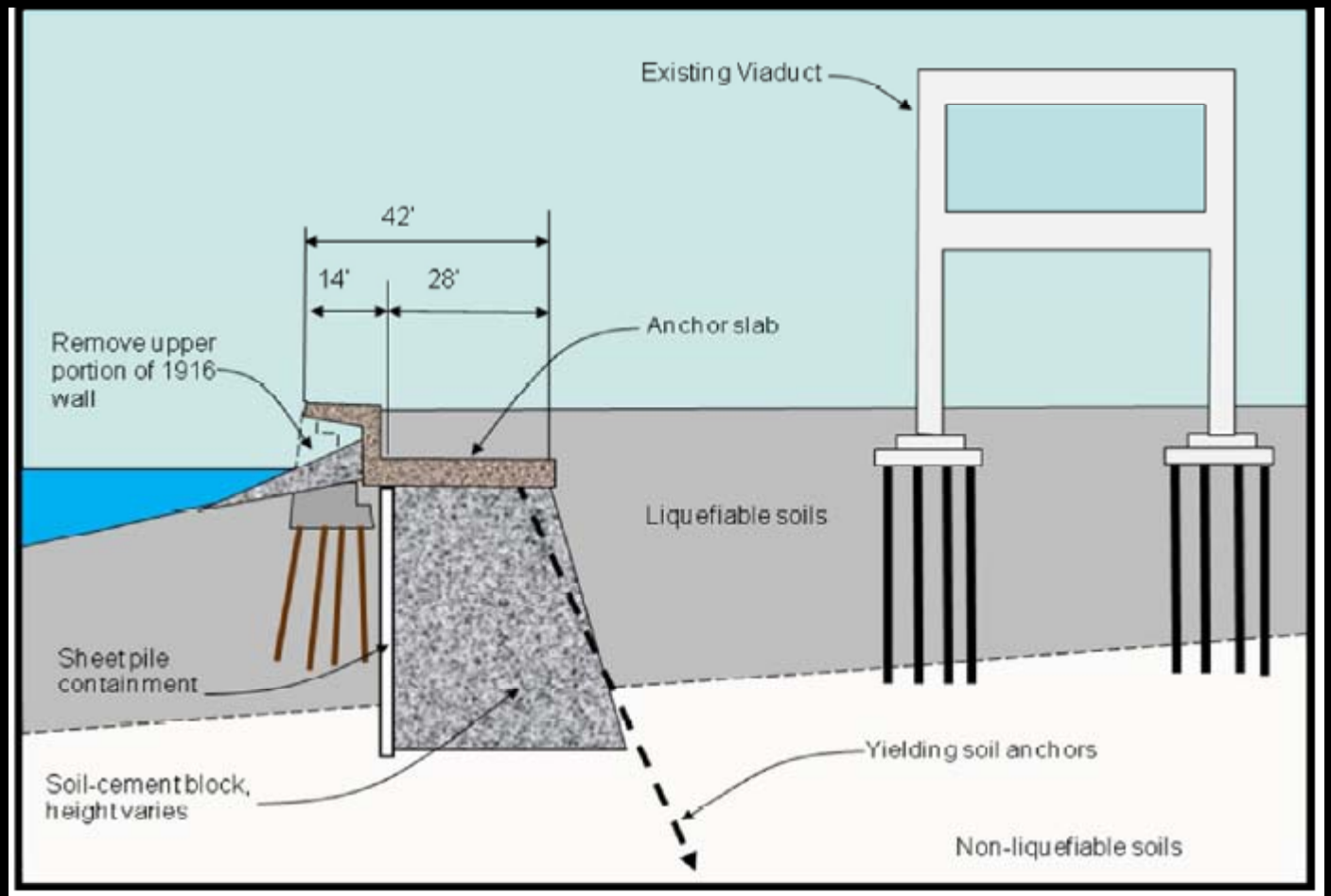


Figure 18 - Proposed Anchored Soil Improvement Concept at the 1916 Wall

Elliott Bay Seawall

Anchored Soil Improvement Alternative

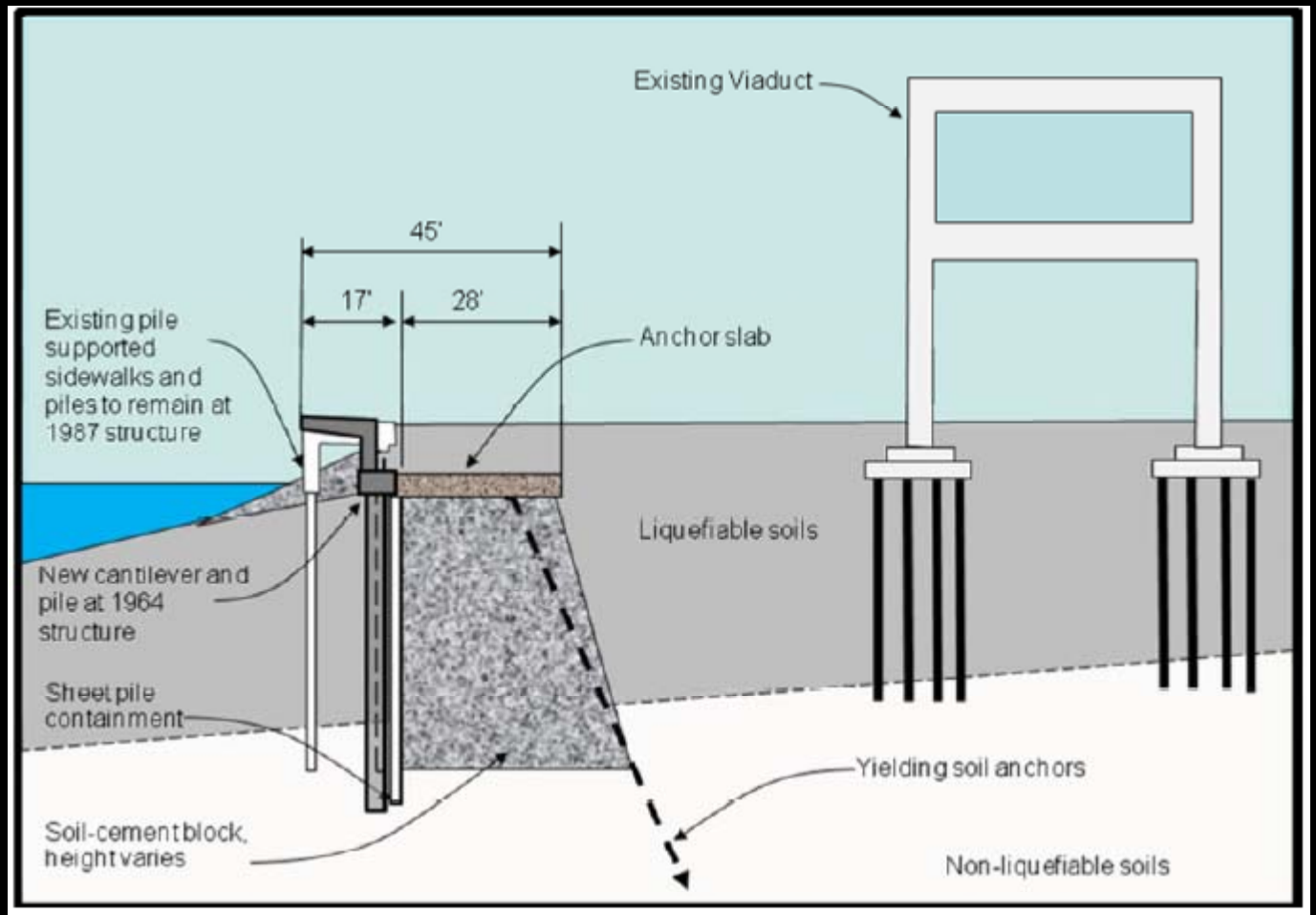


Figure 19 - Proposed Anchored Soil Improvement Concept at Pile Supported Sidewalks